



**FOR SALE! • 155,510 SF | 3.57 ACRES**



## **NEWPORT LIGHT INDUSTRIAL LAND**

**498 7th Avenue S | Newport, MN 55055**

**Development opportunity for light industrial use Convenient location in thriving east metro area**

- Completed environmental work
- City and community encourages growth and development
- Great for mini storage; zoning excludes auto repair and body shop; visible from highway
- Located near Glen Road and Hwy 61 for easy access to I-494, Minneapolis St. Paul International Airport, St. Paul Airport and Mall of America

**Sale Price:** \$970,220 (approximately \$6.24 PSF)

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**[GO TO MAP](#)**

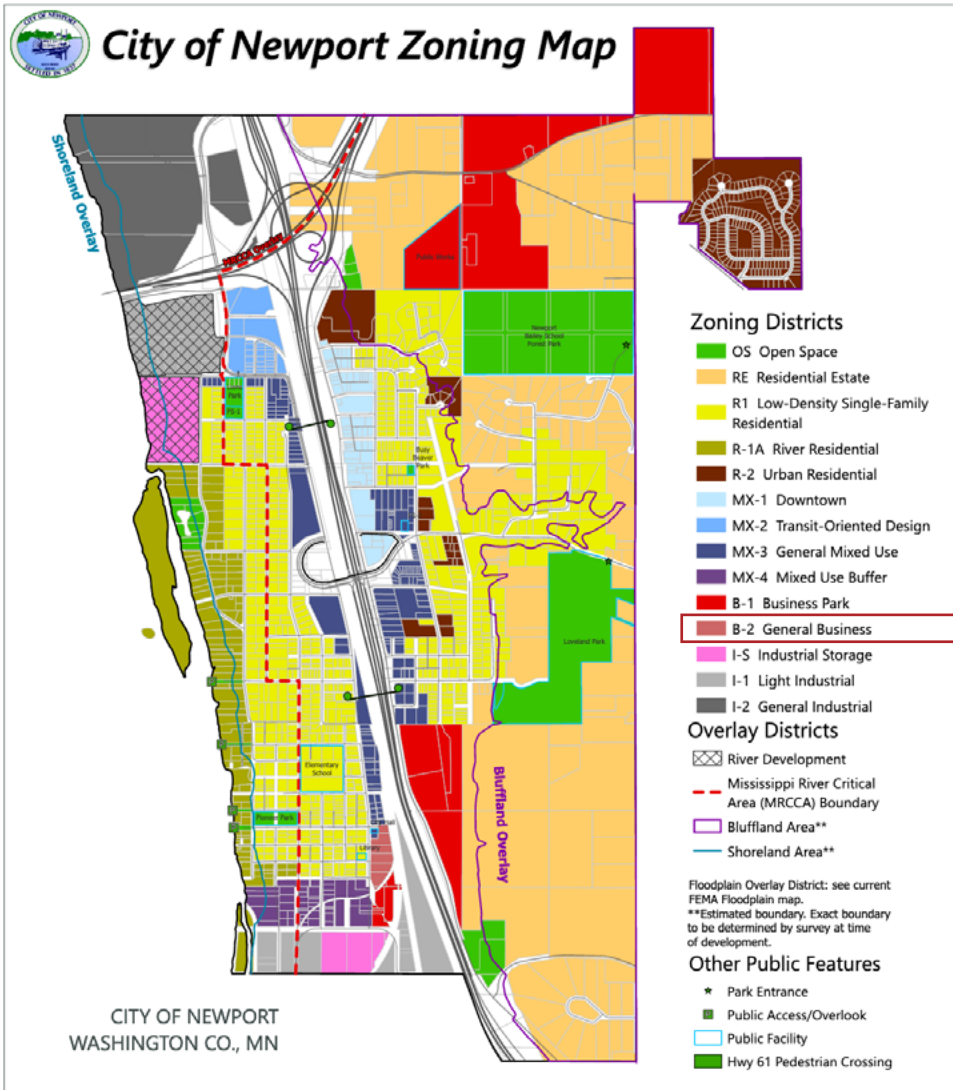
**Commercial** Equities Group  
— Investment Real Estate Services

# Zoning



2,000 SF Building  
14' Clear Ceiling Height  
Industrial Property  
Subtype: Flex Space

**Zoned B-2**



**498 7th Avenue**



Data Sources:  
City of Newport  
Washington County  
Met Council  
MN DNR



**Other Map Features**

- City of Newport Municipal Boundary
- Parcels, Spring 2019



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## Zoning: B-2

### Permitted Use

#### Civic & Public

- Daycare centers (in mixed-use building)
- Essential services/public utilities
- Funeral home
- Medical clinics
- Park and public recreational facilities
- Place of worship and associated facilities
- Post office
- Schools and associated facilities
- Social, fraternal clubs and lodges, union halls

#### Commercial Uses

- Craft brewery
- Convenient stores
- Craft distillery
- Fabrication of apparel, leather products and products from prepared products
- Fabrication of office and computer equipment
- Gas, diesel or other motor fuel retail sales
- Hotels, motels
- Restaurants, traditional or liquor served; bar and grill
- Small brewery or winery as an accessory use to a bar or restaurant
- Wholesale sales
- Winery, craft

#### Warehouse/Industrial Uses

- Microbrewery and regional brewery
- Parking lot, as an accessory use
- Renewable energy system

## Conditional Use

#### Civic & Public

- Day care centers
- Hospitals
- Military reserve, national guard centers
- Parking garage (as a principal use)
- Parking lot, surface (as a principal use)
- Public facilities including government offices, emergency services facilities, etc.
- Schools for business, trade, dancing, music
- Transit stations and related parking facilities

#### Commercial Uses

- Animal boarding, grooming, retail sales
- Auto storage
- Bakery, wholesale
- Biotechnology businesses
- Building materials and services
- Commercial greenhouse operations
- Data centers
- Medical, dental or veterinary clinics and laboratories
- Motor vehicle sales (single licensed dealer)
- Printing, publishing, bookbinding, blueprinting
- Processing and packaging of drugs, pharmaceuticals, perfumes and cosmetics
- Vehicle service (does not include painting or body work)
- Vehicle storage lot
- Veterinary clinic, animal hospital

#### Warehouse/Industrial Uses

- Manufacturing
- Warehousing
- Outdoor sales, in conjunction with a permitted use



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