



**PREMIER**  
COMMERCIAL  
PROPERTIES

## For Sale: Industrial

1409 105th Avenue NE, Blaine, MN 55434



## Industrial

1409 105th Ave. NE, Blaine, MN 55434

### PROPERTY FEATURES:

- ◆ APPROXIMATELY 3,500 TOTAL SF
- ◆ NEW ROOF IN 2015
- ◆ SMALL FRONT OFFICE / SHOWROOM / WAITING AREA
- ◆ 3,500 SF WAREHOUSE (50' x 70')
  - ◆ 2—10' TALL x 8' WIDE DRIVE IN DOORS
  - ◆ 12' CLEAR HEIGHT IN THE WAREHOUSE
- ◆ GREAT VISIBILITY ON 105TH JUST OFF HWY 65
- ◆ GATEWAY TO THE NATIONAL SPORTS CENTER
- ◆ I-2 HEAVY INDUSTRIAL ZONING
- ◆ 2018 PROPERTY TAXES — \$3,541.93 (2018)

### PROPERTY DETAILS:

3,500 SF INDUSTRIAL

**FOR SALE: \$350,000.00**

### FOR MORE INFORMATION, CONTACT

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## **31.10 - HEAVY INDUSTRIAL (I-2)**

### **31.11 - Intent.**

The purpose of this district is to provide for the development of heavy industrial uses ranging from small to large scale industry with a need for outdoor uses and related services. This district shall encourage the development of industrial uses accessible to major highways and utilizing City services of sanitary sewer, water, street, and storm drainage. Such heavy industrial areas should be located next to light industrial and airport districts and shall be free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants.

(Ord. No. 87-1024, amended 6-4-1987)

### **31.12 - Permitted uses.**

- (a) Manufacturing uses: manufacturing, compounding, processing, packaging, storage, treatment, or assembly of products and materials within a structure, except for rendering/slaughtering/refining facilities.
- (b) Warehousing with outside parking of trucks or semitrailers not exceeding the number of docks and/or bay doors. (Ord. No. 95-1586, amended 12-21-1995)
- (c) Wholesale businesses.
- (d) Offices—Business and professional.
- (e) Engraving shops.
- (f) Machine shops.
- (g) Printing and publishing.
- (h) Repair services, except for businesses related to passenger vehicles and trucks.
- (i) Service uses of blue-printing, duplicating, mailing, and graphic arts.
- (j) **Passenger vehicle service, major repair, including painting, body work and dismantling, exclusive of auto reduction yards. Storage of vehicles shall be screened with one hundred percent (100%) opacity.**
- (k) Fire stations. (Ord. No. 91-1264, amended 9-19-1991)
- (l) Uses not explicitly enumerated in this section as permitted uses, but closely similar thereto as determined by the Zoning Administrator, provided these uses are not explicitly mentioned as permitted or conditional uses elsewhere in this ordinance. (Ord. No. 91-1264, amended 9-19-1991)





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