



PREMIER
COMMERCIAL
PROPERTIES

FOR SALE

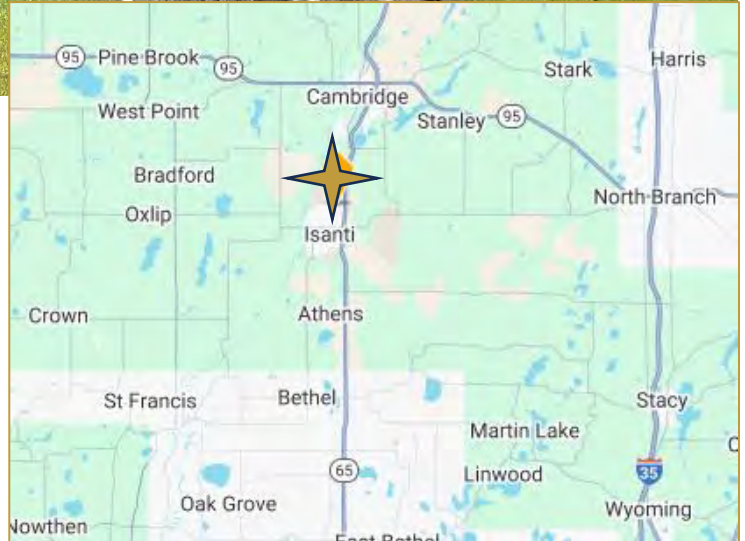


For Sale

101 Cajima St NE Isanti, MN 55040

AVAILABLE SPACE

- 14,800 SF approx.
- Two separate bathrooms
- Break room/kitchenette
- Two 14ft drive-in doors
- 16 ft clear height
- Heavy power: 240v, 600 amps 3 Phase
- 1.92 acres total land area
- Outside storage with CUP
- I-1 industrial zoning
- New Furnace in 2024
- Fire Suppression System
- Built in 2004
- Lease in place until January 31st 2026



Sale Price: \$1,590,000.00
2025 Property taxes: \$15,998.00



**FOR MORE
INFORMATION,
CONTACT**

Bradee Thompson

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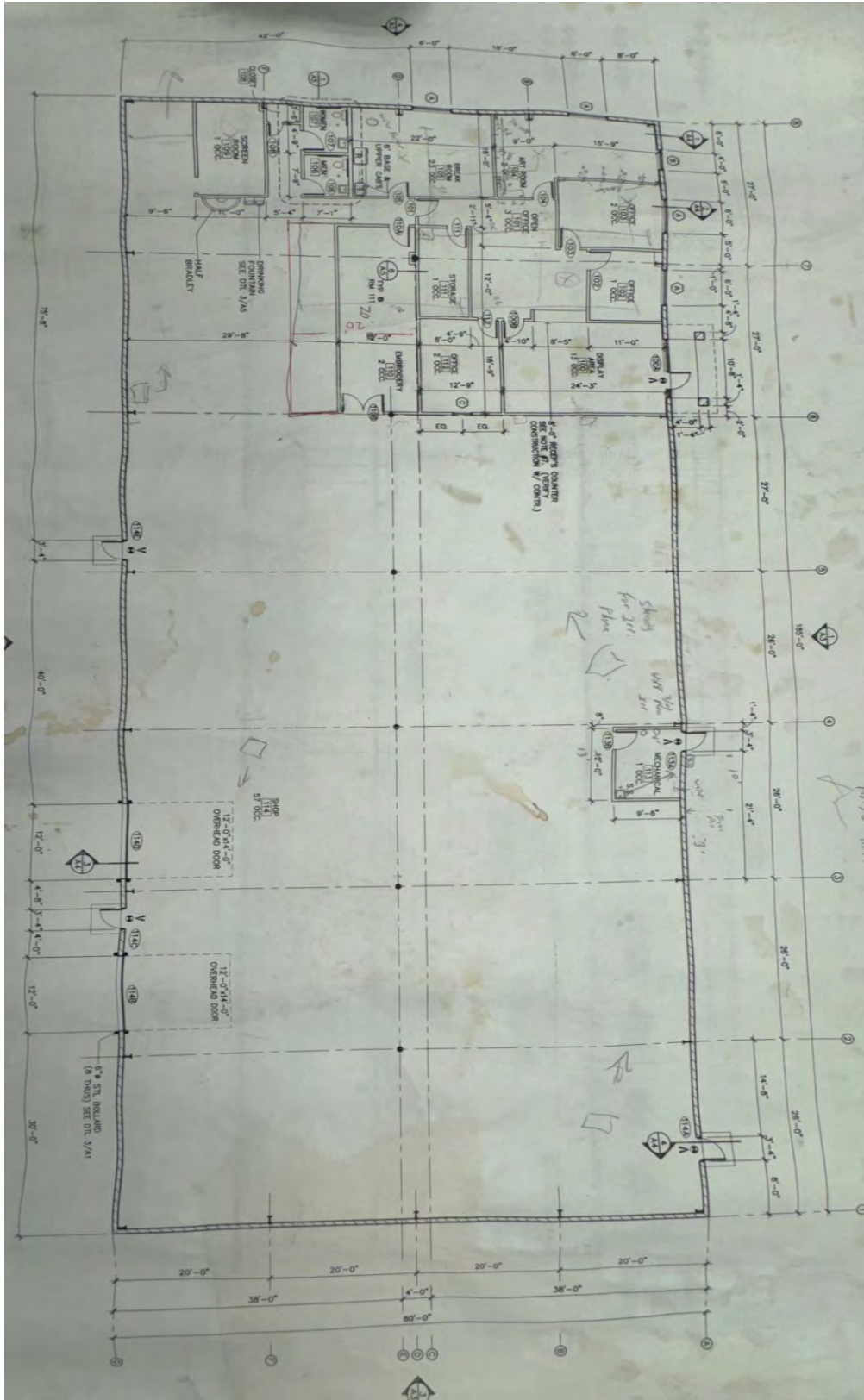
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Subdivision 1: Purpose

The "I-1" Industrial Park District is established, in an effort to expand upon employment opportunities within the community. The purpose of the Industrial Park District is to group industrial uses in locations that have adequate and convenient access to major streets, highways and the railroad line. While the City is predominately residential in character, industrial uses are an important part of the City's land use pattern. Regulations encourage the development of industrial uses that are compatible with surrounding and abutting land uses. In order to accomplish this compatibility, development within the district is intended for administrative, wholesaling, manufacturing, warehousing, office, and related uses which can maintain high standards of appearance, through building design, site design, and landscaping / screening, and not require a high level of public services. With proper control, these areas should be compatible with commercial or residential areas.

Subdivision 2: Permitted Uses

The following are permitted uses:

- A. Building maintenance service.
- B. Cannabis event organizer, subject to the standards as provided within Section 13 of this Ordinance. *(Ord No. 827)*
- C. Cannabis cultivation, subject to the standards as provided within Section 13 of this Ordinance. *(Ord No. 827)*
- D. Cannabis delivery services, subject to the standards as provided within Section 13 of this Ordinance. *(Ord No. 827)*
- E. Cannabis manufacturer, subject to the standards as provided within Section 13 of this Ordinance. *(Ord No. 827)*
- F. Cannabis testing facility, subject to the standards as provided within Section 13 of this Ordinance. *(Ord No. 827)*
- G. Cannabis transportation business, subject to the standards as provided within Section 13 of this Ordinance. *(Ord No. 827)*
- H. Cannabis wholesale business, subject to the standards as provided within Section 13 of this Ordinance. *(Ord No. 827)*
- I. Contractor's shop.
- J. Essential services.
- K. Hemp manufacturing, subject to the standards as provided within Section 13 of this Ordinance. *(Ord No. 827)*
- L. Light manufacturing.
- M. Motor vehicle repair facility, subject to those standards as provided within Section 13 of this Ordinance.
- N. Office – showroom.
- O. Office – warehouse.
- P. Research and development facilities.
- Q. Warehouse.
- R. Water treatment plant.



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- S. Wholesale establishment, indoor.
- T. Adult Establishments, subject to the requirements of Chapter 68 of the Isanti City Code or Ordinances.

Subdivision 3: Conditional Uses

The following uses may be permitted through the issuance of a Conditional Use Permit. All applications for a Conditional Use Permit due to hazardous waste production, processing, or storage shall submit a plan describing the storage, transportation, and final disposal of all hazardous waste materials and shall submit proof of registration with the Minnesota Pollution Control Agency as a hazardous waste generator.

- A. Ambulance service.
- B. Broadcasting and recording studio.
- C. Commercial recreation (indoor only).
- D. Contractor's yard.
- E. Ground transportation service.
- F. Heavy manufacturing.
- G. Household maintenance and small engine repair facility, subject to those standards as provided within Section 13 of this Ordinance. *(Ord No. 446)*
- H. Medium manufacturing.
- I. Motor vehicle body shop, subject to the standards as provided within Section 13 of this Ordinance.
- J. Custom trailer manufacturing, sales and service, with accessory open sales lot, subject to those standards as provided within Section 13 of this Ordinance. *(Ord No. 816)*
- K. Outside storage (permanent), subject to the standards as provided within Section 13 of this Ordinance.
- L. Public buildings / uses.
- M. Recycling collection centers.
- N. Scrap operations (indoor only).
- O. Self-storage facilities.
- P. Telecommunication facilities, subject to the standards as provided within Section 13 of this Ordinance.
- Q. Truck freight terminal.
- R. Wholesale establishment (outdoor).
- S. Wind energy conversion systems, as an accessory use, subject to the standards as provided within Section 13 of this Ordinance. *(Ord No. 512)*
- T. Distillery. *(Ord No. 554)*
- U. Micro distillery. *(Ord No. 554)*