



## 0 US I-90, Albert Lea Industrial Site - Strategically Located!

13.5 +/- Acres | Freeborn County, MN | \$557,800



### ADDRESS

0 US I-90  
Albert Lea, MN 56007

### LOCATION

From the intersection of US I-35 and US I-90; travel west on US I-90, +/- 1.25 miles to Bridge Ave/Co 22 and turn south. Turn left or east onto Sykes St. Travel +/-1.5 blocks on Sykes St to reach the subject site which will be on your left or north side of Sykes St.

### PROPERTY SUMMARY

*Industrial Site: 808' Frontage/Visibility on US I-90, Albert Lea, MN*

Great visibility for this industrial site along very busy US I-90! 12,000 vehicles per day along I-90, the subject's north line. 3500 vehicles per day along Sykes St, the subject's south line. This site is also about 1.25 miles west of the intersection of I-90 (the E/W US hwy) and US I-35 (the N/S US hwy that runs from Duluth, MN to Laredo, TX), making this location great for a distribution center or other use that needs great hwy visibility and access.

Zoning for this site is L-1, Limited Industrial and which offers the opportunity for many permitted uses: manufacturing, warehousing, retail and consumer services.

Great visibility; less than 3/4 mile to Albert Lea Municipal Airport; utilities available; well-situated for development in midst of similar uses. Wetland Delineation has been completed and the preliminary wetland map can be found under the "Property Documents" tab.

[nationalland.com/listing/0-us-i90-albert-lea-industrial-site](http://nationalland.com/listing/0-us-i90-albert-lea-industrial-site)



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