

# FOR LEASE: 10,150 S.F. Industrial Building

375 Ervin Industrial Dr., Jordan, MN



This 1.46 acre property is located in close proximity to U.S. Highway 169 and CR 9, in Jordan, MN. This 10,150 S.F. building may be the perfect place for your business!

- Constructed in 2003
- 18 foot ceilings
- 3 phase power
- I-2, General Industrial Zoning District
- PID #: 220240100

## PROPERTY FEATURES

- Convenient located off CR 9 (traffic counts of 5,100 to 7,900) and US Hwy 169 (traffic counts of 20,700 to 21,900)
- Office and industrial space
- Immediately Available



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Property Owner:  
John Van Gilst: 952-240-3911  
or [jvg@integra.net](mailto:jvg@integra.net)

City of Jordan: 952-492-2535

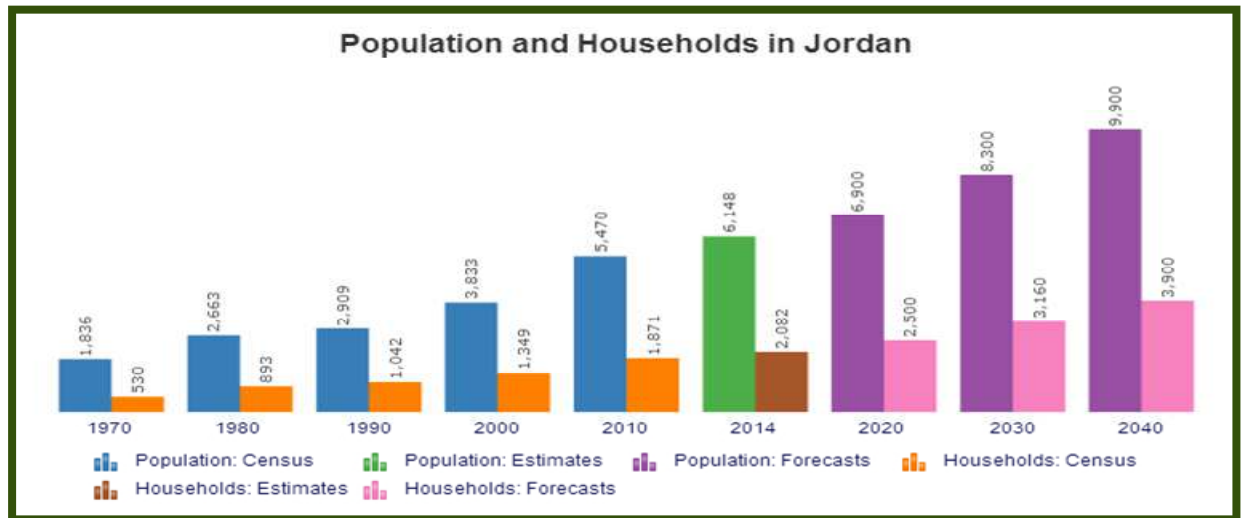
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## Demographic Information:

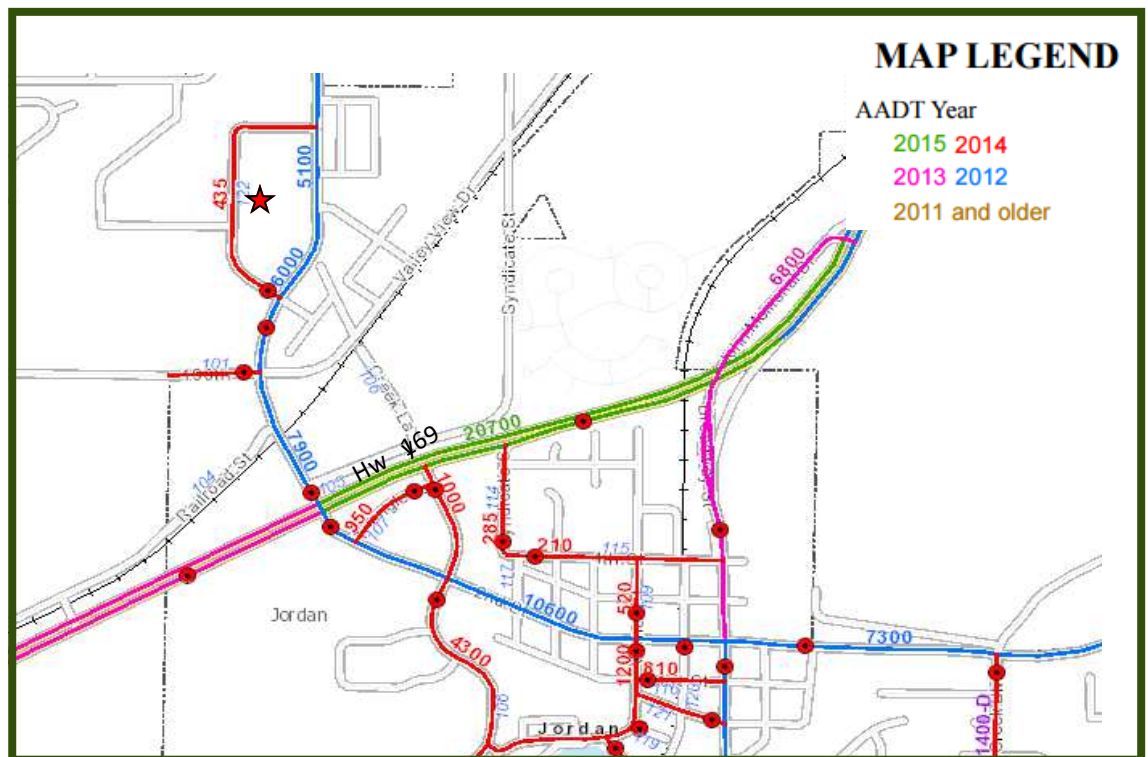
Jordan grew from a 2000 population of 3,833 to an estimated 6,148 in 2014.

The Met Council projects the City will continue to grow to 9,900 by the year 2040.



## Traffic Count Information:

This property has excellent access from US. Highway 169 and Scott County Roads 282 and CR 9.



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## City of Jordan: 952-492-2535 Information:

### Overview

Located along the wooded bluffs and rolling hills of Scott County, the community of Jordan enjoys that warm country feeling of a small town while being only minutes from the Twin Cities metropolitan area. Travel time to Bloomington is 20 minutes and downtown Minneapolis is only 30 miles away. Some of the Twin Cities' leading attractions, including the Renaissance Festival, Mystic Lake Casino and Valleyfair are all within 15 minutes of Jordan. Jordan is closer yet to the Scott County Fair, championship golf, campgrounds and numerous recreational parks.

### Distance to:

Adjacent to US-169

I-494: 21 miles

Minneapolis-St. Paul International Airport: 32 miles

Downtown Minneapolis: 35 miles

### Key Jordan Statistics

Population (2014 estimate): 6,148

Households: (2014 estimate): 2,082

Median age: (2010 Census): 31.8 years

Median household income (2010-2014 ACS): \$68,0091

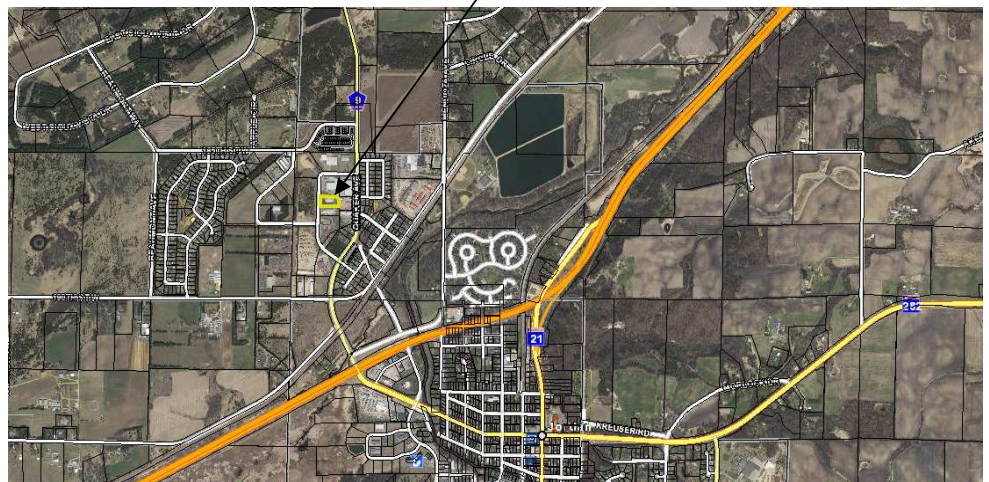
Median family income (201-2014 ACS): \$70,933

Percent of population with high school education or higher (2014 ACS 95.3%

Percent of population with a Bachelor's degree or higher (2010-2014 ACS): 32.1%

Mean travel time to work: 26.2 minutes

### Site Location Map



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