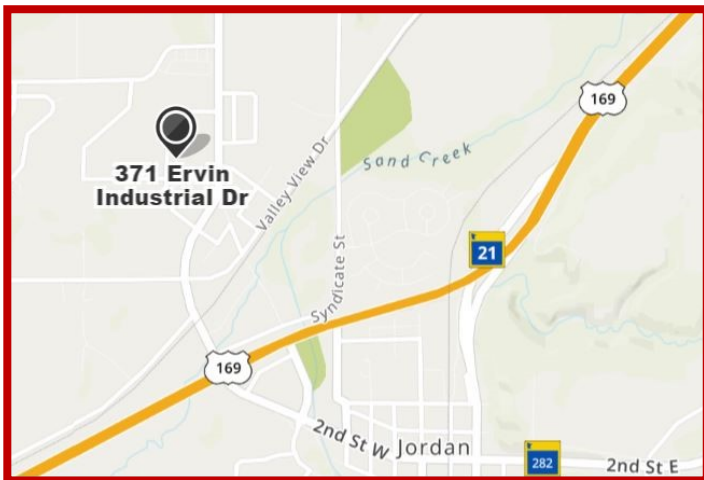


FOR LEASE: 7,200 S.F. Shop/Warehouse Space

371 Ervin Industrial Blvd., Jordan, MN



BUILDING INFORMATION

- Existing 9,600 S.F. building
- Two bays available: 4,800 sq. ft. and 2,400 sq. feet. Total 7,200 sq. ft. available
- Constructed in 2005
- 15 foot ceilings

PROPERTY INFORMATION

- 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)
- PID: 220240101
- Lot 4, Block 2, Jordan Development Corporation Addition



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

City of Jordan: 952-492-2535

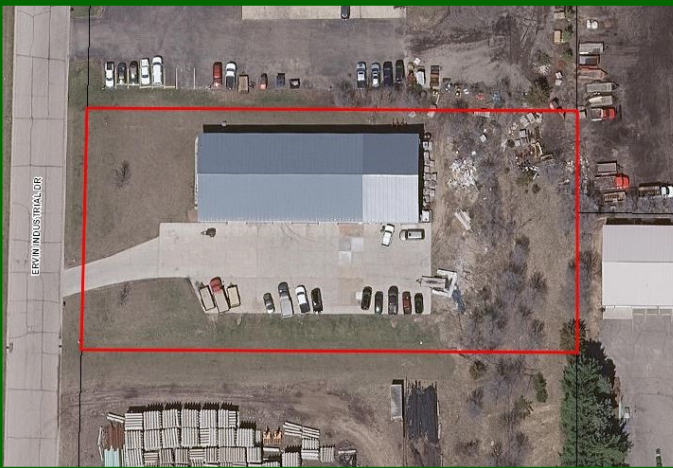
Scott County CDA First Stop Shop: 952-496-8830

Bruce Ahlbrecht, 612-366-0157 or bruce@ahlbrechtmasonry.com

FOR LEASE: 7,200 S.F. Shop/Warehouse Space

371 Ervin Industrial Blvd., Jordan, MN

Featuring two bays
Shop/ warehouse
space
4,800 sq. ft.
2,400 sq. ft.



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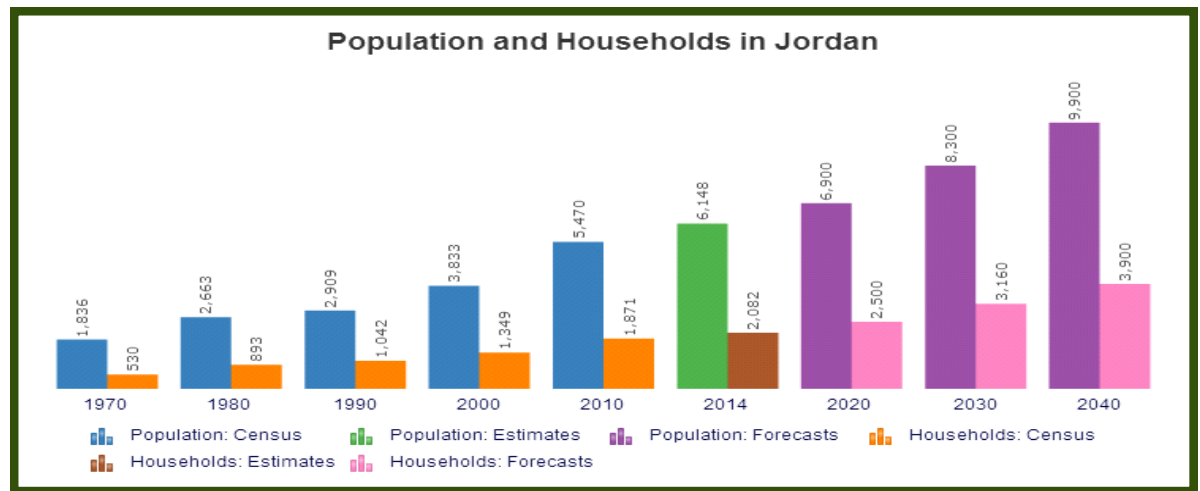
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371 Ervin Industrial Blvd., Jordan, MN

Demographic Information

Jordan grew from a population of 3,833, in 2000, to an estimated 6,155 in 2018.

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



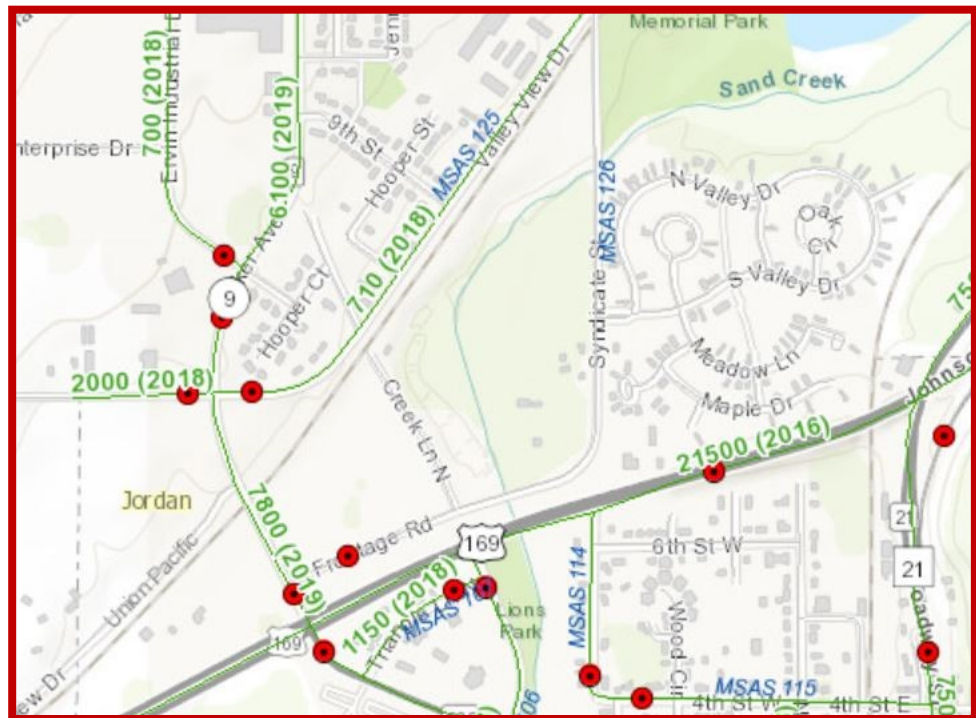
Traffic Counts

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

U.S. Highway 169 traffic counts of 21,500 (2016)

CR 9 traffic counts of 7,800 (2019) and

Ervin Industrial Dr. traffic counts of 700 (2018)



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