

# COMMERCIAL DEVELOPMENT OPPORTUNITIES



**Rochester**

## Industrial

- **3XXX 40th Avenue NW** - just off Valleyhigh Drive NW
  - Circle Drive Corporate Park 3rd
  - Lot 2 37,270 sf\* **\$215,000**
  - Lot 3 36,900 sf\* **\$200,000**

*\*Net site plus cross easements*

- **55th Street NW & Valleyhigh NW**
  - 40 Acres **\$25,000/acre** - zoned M-3 Industrial
  - 27+/- Acres **\$25,000/acre** - zoned R-2

## Office/Retail

- **Byron -U.S. Highway 14**
  - Highway 14 frontage
  - Next to Subway
  - 41,680 sf (.94 Acre) **\$200,000**
- **Superior Drive NW with West Circle Drive frontage**
  - Circle Drive Business Center
    - Lot 3 Block 1 48,639 sf (1+ Acre) **\$425,000**
  - Circle Drive Business Center 5th
    - Lot 2 Block 3 74,603 sf (1.7 Acres) **\$625,000**
- **43rd Street Business Park - 43rd Street NW**
  - 44,800 sf **\$325,000**

## Multi-Family

- **Valleyhigh Road NW-frontage at Kenosha Drive**
  - Badger Hills 1st
  - Lot 1 Block 1 Parcel B 2.8 Acres **\$3.00 psf**
  - Lot 1 Block 2 8.68 Acres **\$3.00 psf**
- **Superior Drive NW & Portage Street NW**
  - Badger Village 3rd
  - Approximately 50,000 sf **\$150,000** - zoned B-2



**Mac Hamilton**  
CCIM, SIOR, CPM  
President  
mac@hamiltonmn.com



**Jamey Shandley, CPM**  
Vice President  
jamey.shandley@hamiltonmn.com



**Frank Loosbrock**  
Senior Associate  
frank@hamiltonmn.com

**VISIT OUR  
WEBSITE**

[www.hamiltonmn.com](http://www.hamiltonmn.com)



Contact us for all your commercial real estate needs.

4057 28<sup>th</sup> Street NW • Suite 200  
Rochester, MN 55901  
(507) 281-1002 phone • (507) 281-1344 fax

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