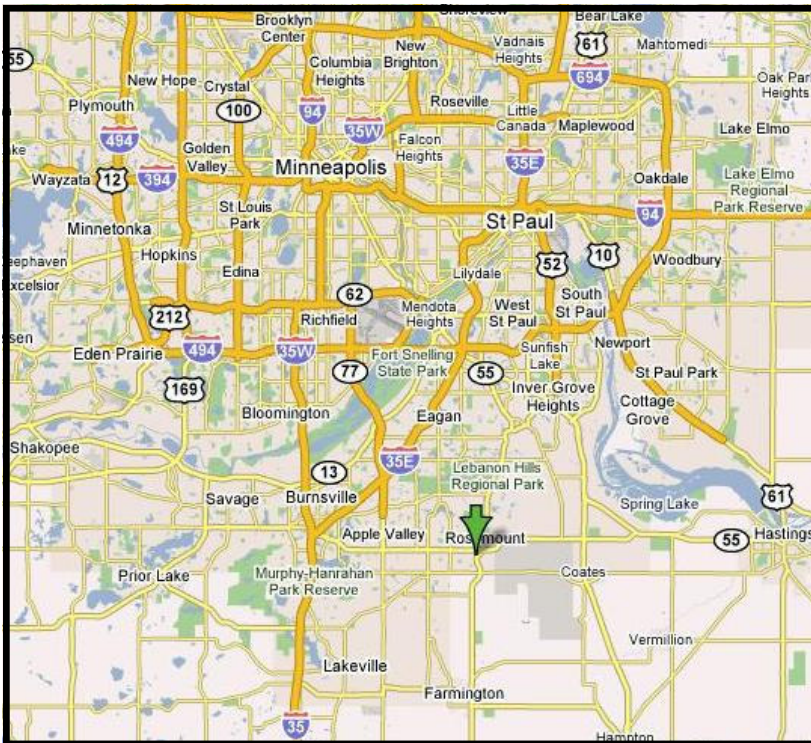




# For Sale

## Highway 3 and County Road 42, Rosemount, MN



### JJT Business Park

- ◆ 35 acres of prime Business Park land that is divisible
- ◆ Prime location: Southeast corner of State Highway 3 and County Road 42
- ◆ Just 17 miles from St. Paul
- ◆ This site is zoned for manufacturing, distribution, office warehouse and professional office buildings.
- ◆ Growing Business Park in a rapidly growing community
- ◆ Rail access available

For more information, contact:

**Roz Peterson**  
 952.469.9444  
 rozp@cerron.com

**Bruce Rydeen**  
 952.469.9444  
 brucer@cerron.com

Visit our website to view this property in more detail or other properties Cerron has available at: [www.cerron.com](http://www.cerron.com)

### Creating Property Solutions for you... with you

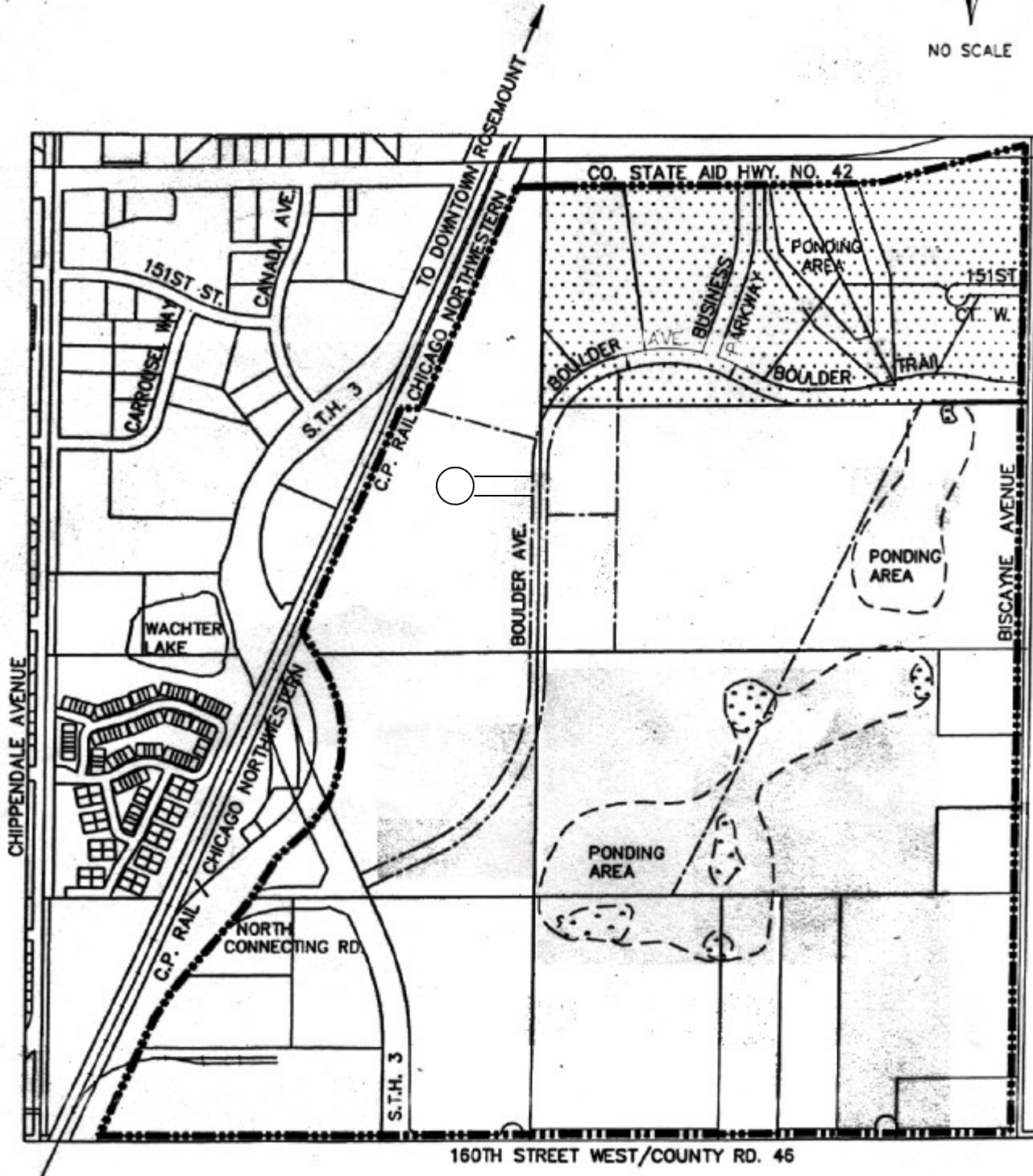
The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Rosemount Business Park

## Concept Plan



NO SCALE



= CURRENT BUSINESS PARK



= FUTURE BUSINESS PARK BOUNDARY

— = EXISTING LOT LINE OR ROW LINE

- - - = FUTURE LOT LINE OR ROW LINE