



WELLINGTON
MANAGEMENT

Apollo-G Outlot

For Sale or Lease

0.79 ACRES - COMMERCIAL LAND

425 Apollo Drive
Lino Lakes, MN 55014

Todd Kaufman
651-999-5505
tkaufman@wellingtonmgt.com





Property Details

Apollo-G Outlot is located in Lino Lakes, just 30 minutes north of downtown Minneapolis. The property consists of 0.79 acres that is ready to be developed. This land is located within five minutes of ample natural and retail recreation services, numerous childcare facilities and schools, and I-35W.

The property is zoned in Lino Lakes as General Industrial, allowing for a range of businesses like public services & utilities, transportation facilities, general industrial and outdoor processing, brewery, processing, and more. Find your home in the heart of Lino Lakes' industrial center!

HIGHLIGHTS

- 0.79 acres for sale or build-to-suit opportunities
- Excellent access to I-35W and local amenities
- Zoned for General Industrial

Land Available

PID: 173122220038

Zoning: GI (General Industrial)

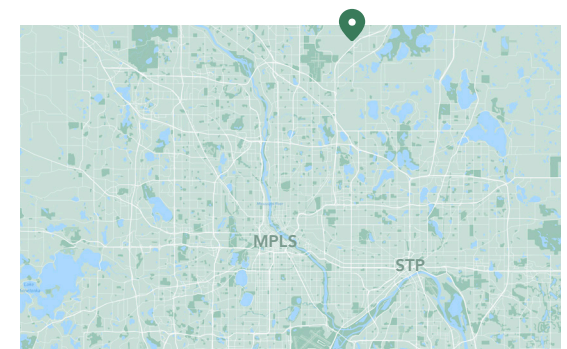
Land Size: +/- 0.79 acres; +/- 34,400 SF

Sale Price: Negotiable

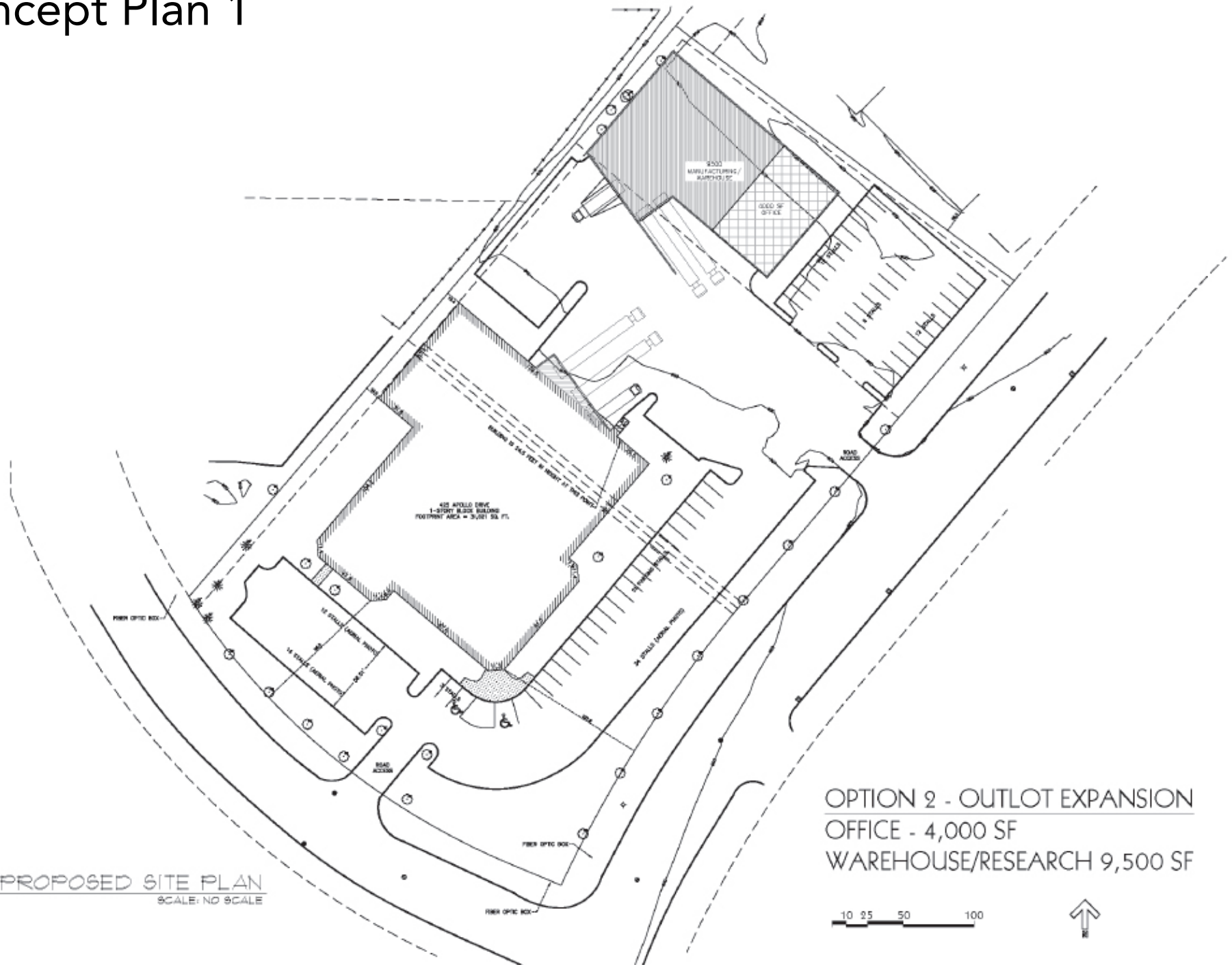
2025 Taxes: \$3,037

Operation and Easement Agreement (OEA)

Utilities to parcel

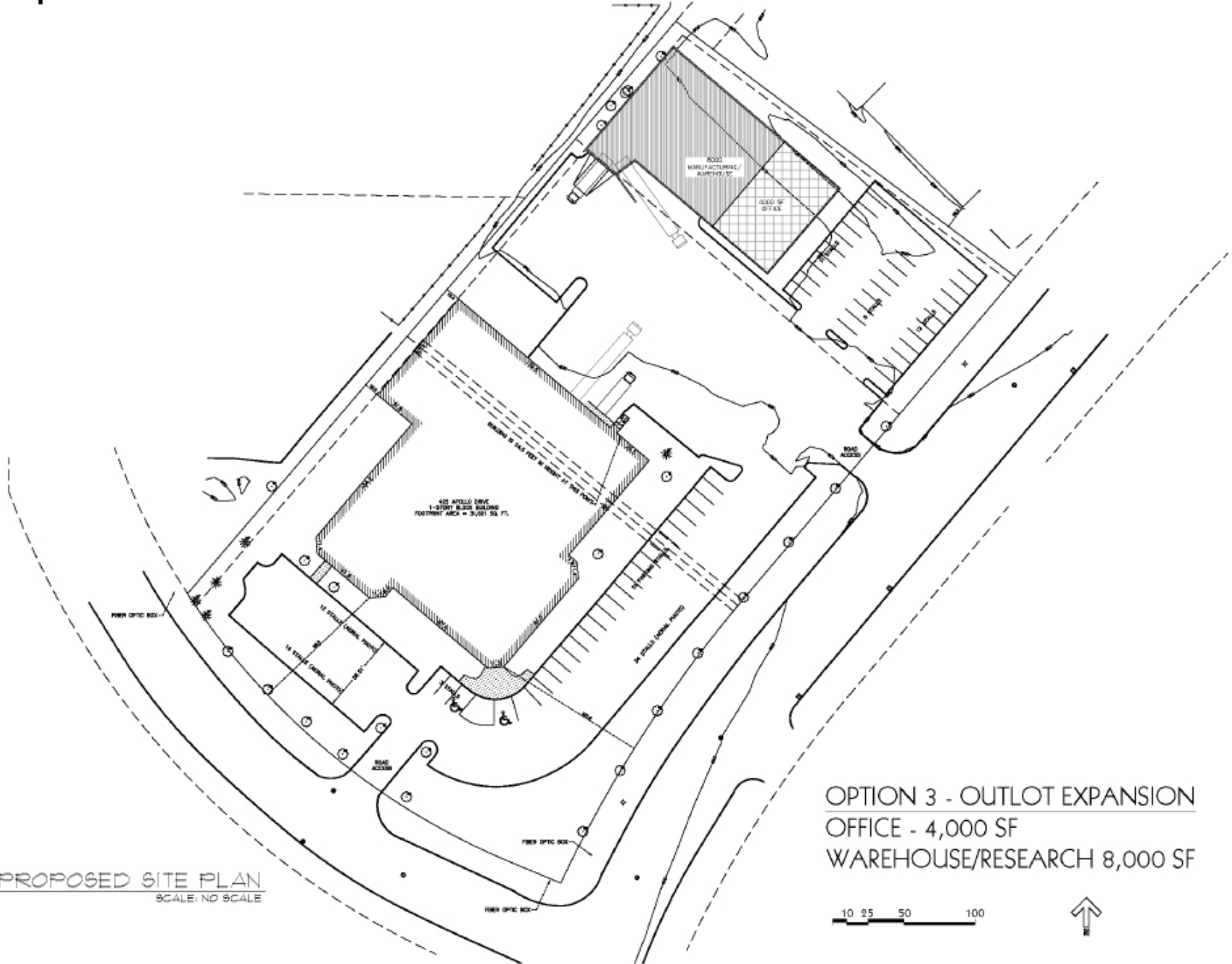


Concept Plan 1



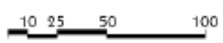
1 PROPOSED SITE PLAN
A2 SCALE: NO SCALE

Concept Plan 2

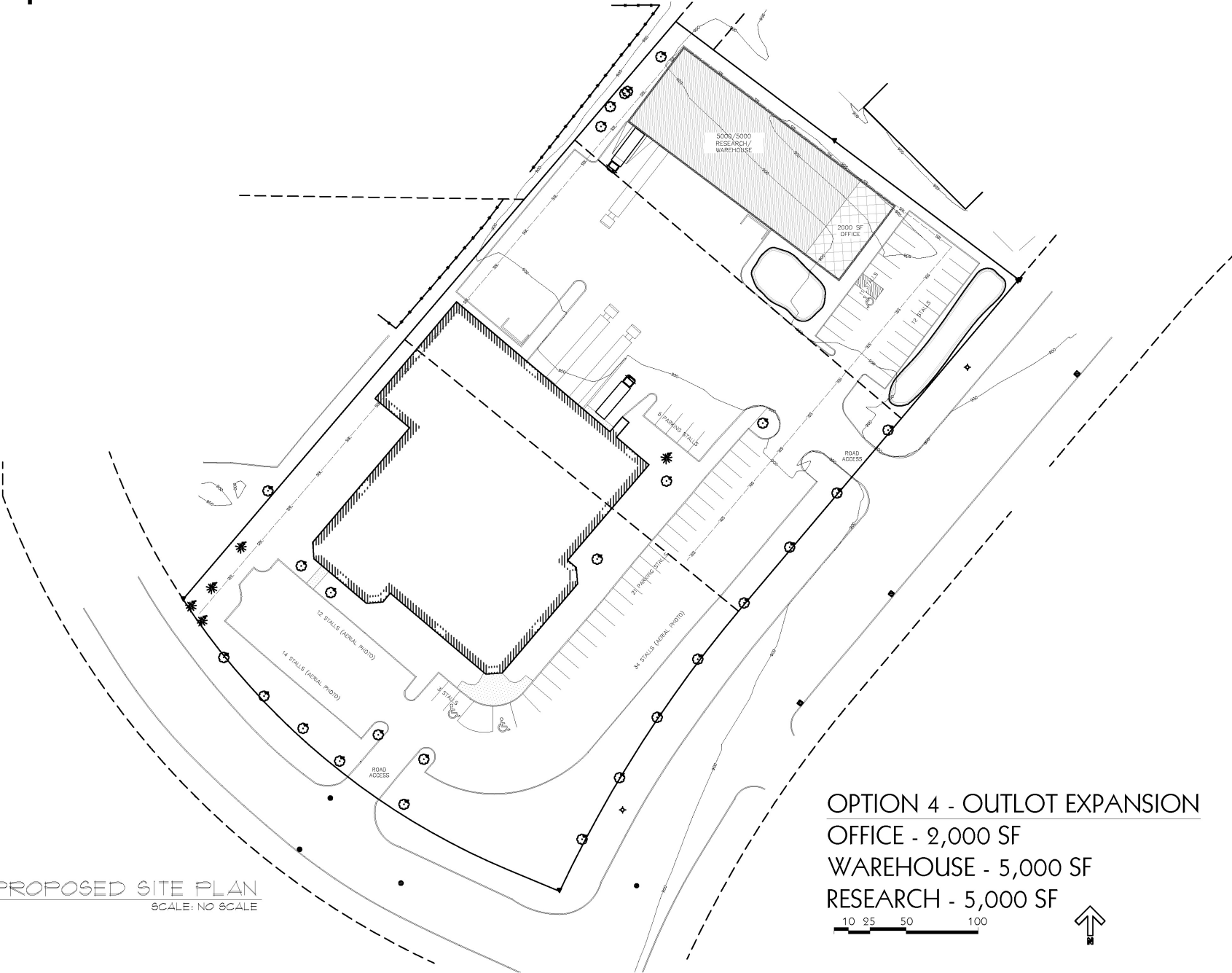


1
A2 PROPOSED SITE PLAN
SCALE: NO SCALE

OPTION 3 - OUTLOT EXPANSION
OFFICE - 4,000 SF
WAREHOUSE/RESEARCH 8,000 SF

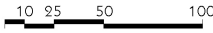


Concept Plan 3

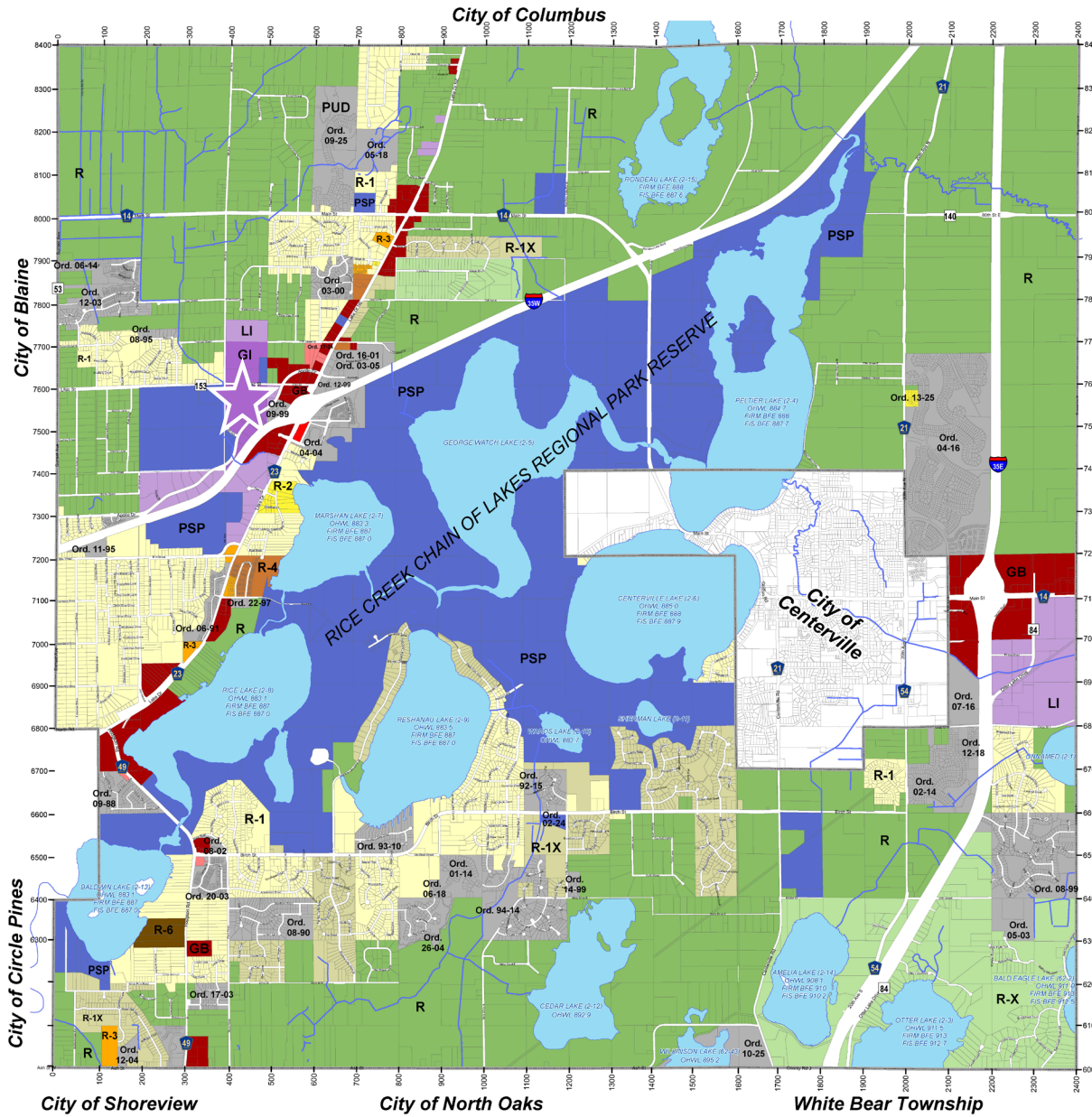


1
A2 PROPOSED SITE PLAN
SCALE: NO SCALE

OPTION 4 - OUTLOT EXPANSION
OFFICE - 2,000 SF
WAREHOUSE - 5,000 SF
RESEARCH - 5,000 SF



Zoning

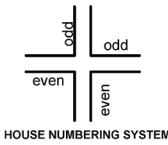


Zoning Map of Lino Lakes

Legend

ZONING

	R Rural		R-6 Manufactured Home Park
	R-X Rural Executive		NB Neighborhood Business
	R-1 Single Family Residential		LB Limited Business
	R-1X Single Family Executive		GB General Business
	R-2 Two Family Residential		LI Light Industrial
	R-3 Medium Density Residential		GI General Industrial
	R-4 High Density Residential		BC Business Campus
	R-5 High Density Residential and Business		PSP Public Semi-Public
			PUD Planned Unit Development

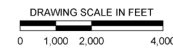
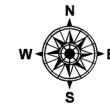


Lino Lakes
Community Development
600 Town Center Parkway
Lino Lakes, Minnesota 55014

Phone (651) 982-2400

Apollo- G Outlot

Maps are for illustrative purposes only.
Recent changes may not be included.
Land Use and Zoning Information
should be verified with City Staff.



Coordinate System: Anoka County NAD83 Feet
Lambert Conformal Conic

Anoka County Parcel Data: March 2026 Release

Updated Through Ord. No. 13-25
Effective September 4, 2025

PUD Description/Survey

NOTES CORRESPONDING TO EASEMENTS:

12. Intentionally Deleted.
13. Easements for utility and drainage as shown on the recorded plot, except those utilities and drainage easements vacated in Resolution No. 05-86, filed August 17, 1996 as Document Number 1178785. (VACATED EASEMENT SHOWN ON SURVEY)
14. Drainage and utility easements over the subject property as shown on the recorded plot of Apollo Business Park. (AS SHOWN ON SURVEY)

LEGEND

- Property Corner
 - Concrete
 - Concrete Curb
 - Fence
 - Overhead Electric
 - Underground Electric
 - Underground Telephone
 - Water
 - Gas
 - Sanitary Sewer
 - Storm Sewer
 - Setback Line
 - Guard Post
 - Electric Meter
 - Electric Box
 - Power Pole
 - Hydrant
 - Unknown Manhole
 - Gate Valve
 - Guard Post
 - Catchbasin
 - Catchbasin
 - Air Conditioning Unit
 - Deciduous Tree (Dia. in in.)
 - Coniferous Tree (Dia. in in.)
 - Light Pole
 - Gas Meter
 - Telephone Manhole
 - Telephone Box
 - Sanitary Manhole
 - Storm Manhole
 - Existing Contour
 - Existing Spot Elevation
 - Existing Spot Elevation
 - X 851.276
 - X 834.3
- SCALE IN FEET
- 40 20 0 40 80 120

LEGAL DESCRIPTION

Parcel 1:
Lot 2, Block 1, Apollo Business Park, Anoka County, Minnesota.

Parcel 2:
That part of Lot 3, Block 1 of the recorded plat of Apollo Business Park, lying Southwesterly of "Line A". Said "Line A" is described as follows: Commencing at the most Westerly corner of said Lot 2; thence Northeastly, along the Northwestly line of said Lots 2 and 3, a distance of 418.92 feet to the point of beginning of said "Line A"; thence Southeastly, at a right angle, to the Southeastly line of said Lot 3 and said "Line A" there terminating, according to the recorded plat thereof, Anoka County, Minnesota.

Parcel 3:
Lot 3, Block 1, Apollo Business Park, except that part of said Lot lying Southwesterly of the following described line: Commencing at the most Westerly corner of Lot 2 and 3, said Block 1; thence Northeastly along Northwestly line of said Lots 2 and 3, a distance of 418.92 feet to the point of beginning of said line; thence Southeastly at a right angle to Southeastly line of said Lot 3 and said line there terminating.

Abstract Property



SCALE: 1 INCH = 40 FEET

REVISIONS

Date:	Rev. per comments and zoning letter
02/08/22	Rev. per comments and zoning letter
03/03/22	Rev. per comments and zoning letter

ALTA/NSPS
LAND TITLE SURVEY
WITH TOPOGRAPHY

For:

WELLINGTON
MANAGEMENT INC

SITE:

425 APOLLO DRIVE
LINO LAKES, MINNESOTA

ANOKA COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344
www.hsjsurveyors.com

Book	File No.
587	2021460
Page	W.O. Number
45	2021460
COO Technician	
ONI	
Sheet No.	1 OF 1

GENERAL NOTES:

1. The bearing system used is assumed.
2. The location of the underground utilities shown herein, if any, are approximate only PURSUANT TO MSA 216D CONTACT Gopher State One Call at (612) 454-0002 PRIOR TO ANY EXCAVATION.
3. Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 27003C0366E, effective date December 16, 2015.
4. Site Area = 166,257 square feet = 3.817 acres.
5. There are a total of 108 striped parking stalls on said property, of which there are 2 designated as handicap. Note: The parking stalls can not be completely field verified due to extreme snow and ice cover of site.
6. All field measurements matched recorded dimensions within the precision requirements of ALTA/NSPS specifications.
7. This survey was made on the ground and in accordance with the Minimum Standard Detail Requirements for Land Title Surveys as adopted by ALTA and NSPS.
8. There is no observable evidence of encumbrances in the field or of record.
9. Pursuant to Table A Item 6b the surveyor was provided the following zoning information by the client through Zoning Letter, by Katie A. Larsen, "City Planner", City of Lino Lakes, dated March 3, 2022.
- Present Zoning G (General Industrial District).
Note: Currently the City is offering this conditional confirmation under conditions listed within the March 3, 2022 letter as the development does not comply with City zoning code requirements in regards to lot combination and outdoor storage.
- Questions regarding this zoning information should be directed to Katie A. Larsen at (651)-982-2400.
10. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by Land Title Inc., as agent for Old Republic National Title Insurance Company, having an effective date of December 4, 2021 and bearing the number 652287, Revision Number: 1.
11. There are no visible party walls.
12. There is no visible above ground evidence of earth moving work, building construction or building additions within recent months.
13. The Surveyor is unaware of any proposed changes to street right of ways. There was no observed evidence of recent street or sidewalk construction or repairs while conducting the field work.
14. There are no easements or servitudes of record or any observed during the field inspection that benefit subject property pursuant to Table A Item 18 except as shown.
15. There are no visible markings denoting wetlands as delineated by appropriate authorities.
16. Subject property has direct access to and from Apollo Drive and 4th Avenue, each a public right of way.
17. The "Property" as described is internally contiguous and contains no gaps or gores.
18. Elevation datum is based on NAVD 88 data.
NSJBenchmark is located Top Nut Hydrant (AS SHOWN ON SURVEY)
Elevation (#1) = 904.62
Elevation (#2) = 904.53
19. Extreme snow and ice cover of subject survey area may cause some improvements to be non visible at time of survey.

CERTIFICATION:

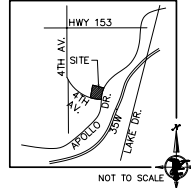
To Wellington Management, Inc., Apollo C LLC, a Minnesota limited liability company; First Resource Bank, its successors and/or assigns, as their interest may appear; Old Republic National Title Insurance Company and Land Title, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof.

The field work was completed on January 6, 2022.
Date of Plot or Map: January 10, 2022

Al E. Haveloff
Thomas E. Haveloff, L.S.
Minn. Reg. No. 23677

VICINITY MAP



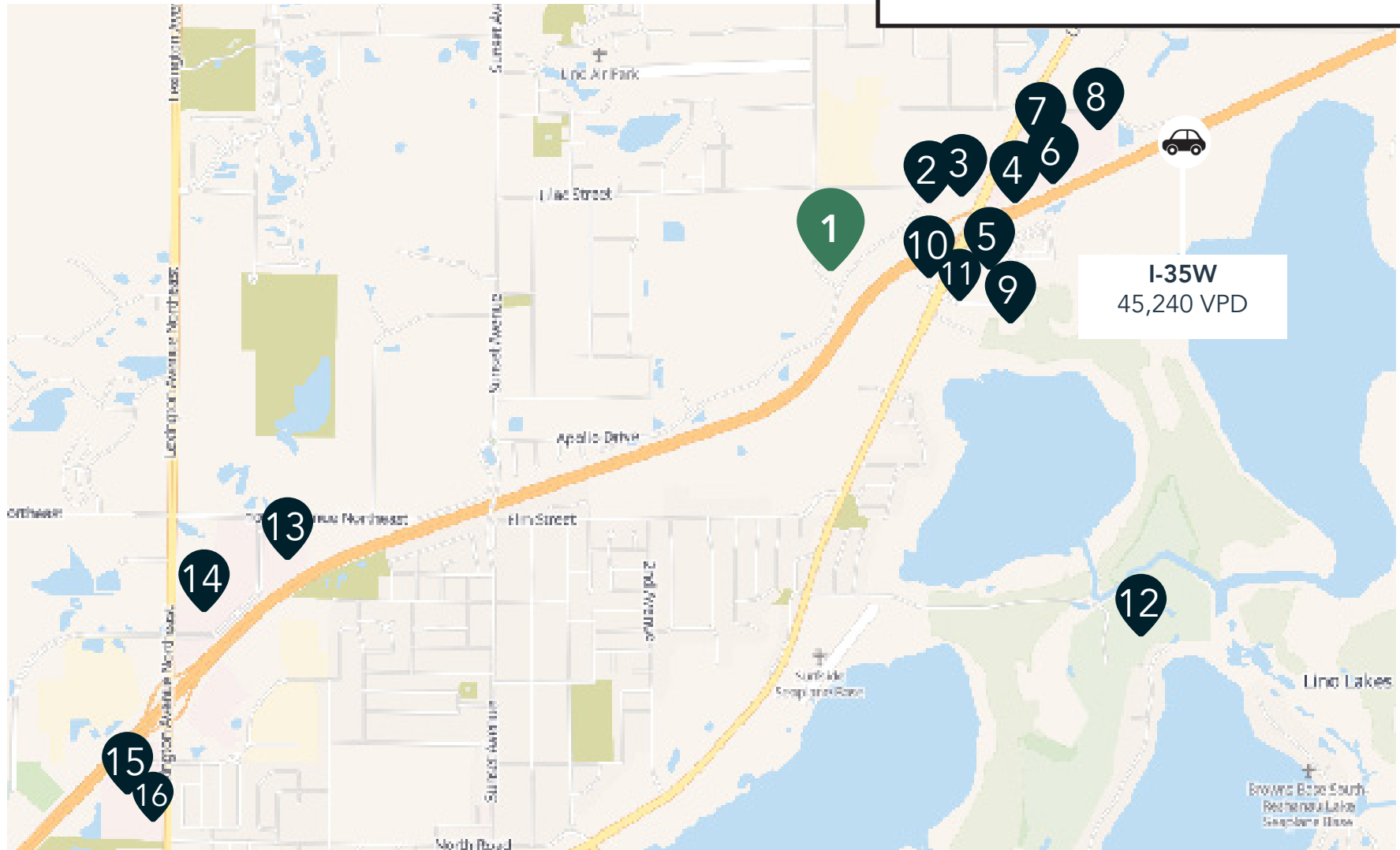
NSJ BENCHMARK #1
TOP NUT HYDRANT
ELEV=904.62

SURVEY PERFORMED BY:

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS & CONSULTANTS
9063 Lyndale Avenue South
Bloomington, Mn. 55420
(952) 884-5341
(952) 884-5344 Fax
Email: tom@hsjsurveyors.com
Web: www.hsjsurveyors.com

The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	4,194	25,683	77,548
HOUSEHOLDS	1,166	8,691	27,246
AVG. INCOME	\$123,891	\$140,776	\$155,950



Hot Spots

- | | | | |
|------------------------------|------------------------|---|--------------------|
| 1. Apollo-G Outlot | 5. Lakewood Apartments | 9. New Creations Child Care & Learning Center | 13. The Home Depot |
| 2. Costa Oil | 6. Subway | 10. Holiday Stationstores | 14. Michaels |
| 3. El Zocalo Grill & Cantina | 7. Dairy Queen | 11. First Resource Bank | 15. Fleet Farm |
| 4. Wells Fargo Bank | 8. Target | 12. Chomonix Golf Course | 16. Aldi |

Apollo-G Outlot

425 Apollo Drive
Lino Lakes, MN 55014



LEASING AGENT

Todd Kaufman

651-999-5505
tkaufman@wellingtonmgt.com



WELLINGTON
MANAGEMENT

St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

Main (651) 292-9844
Fax (651) 292-0072
wellingtonmgt.com

Wellington Management © 2021 All rights reserved.