6,024 - 25,212 SF For Lease

5211-5223 Lakeland Avenue N

Crystal, MN

Tom Sullivan, SIOR
Executive Vice President
+1 952 897 7710
thomas.sullivan@colliers.com

Mark Drummond
Associate
+1 952 897 7735
mark.drummond@colliers.com

Ben Rorvick
Associate
+1 952 897 7761
ben.rorvick@colliers.com

1600 Utica Avenue S
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

5211-5223 Lakeland Avenue N | For Lease

Property Profile

Property Overview

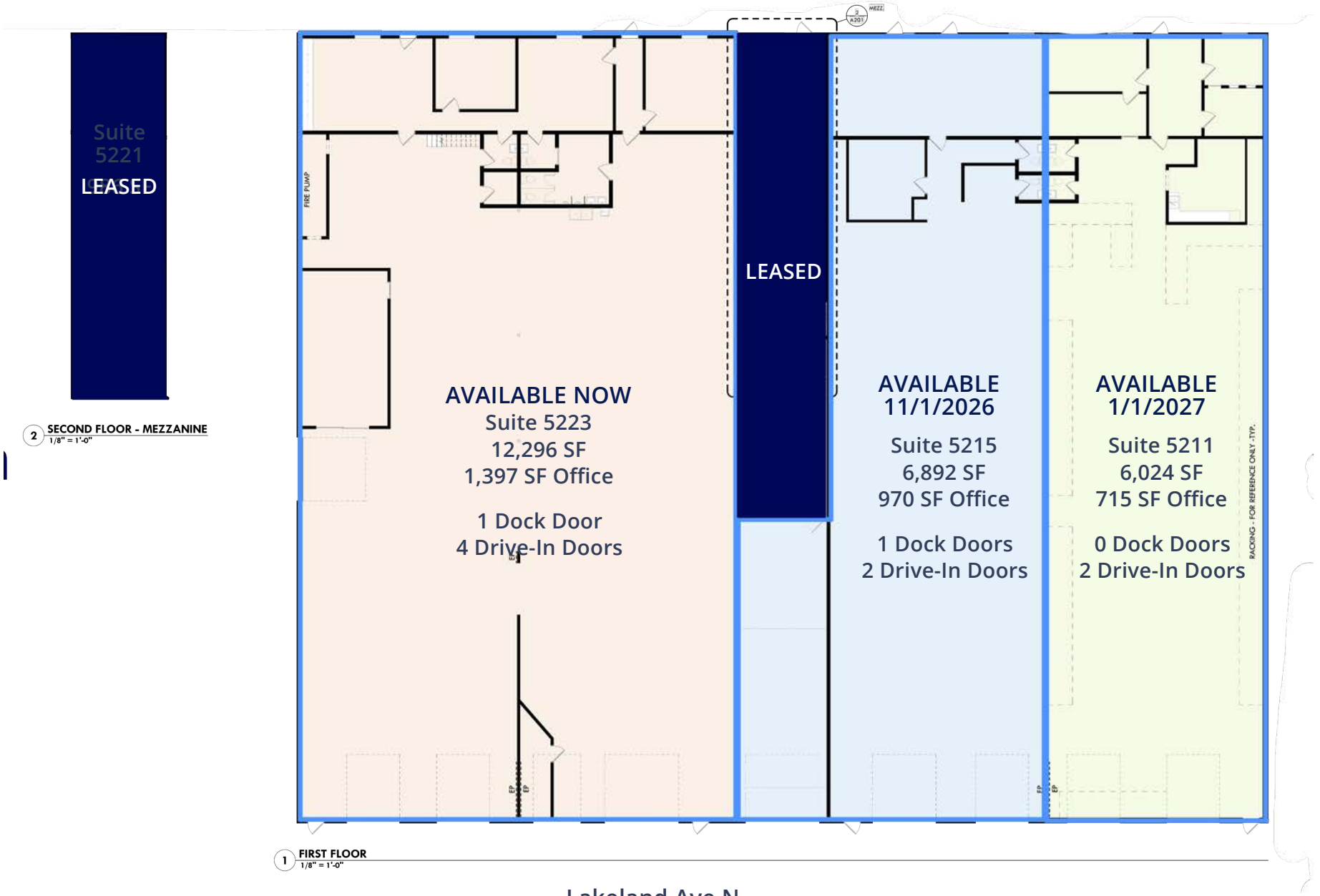
Location	5211-5223 Lakeland Avenue North Crystal, MN 55429
PID #	09-118-21-21-0010
Building Size	27,600 SF
Space Available	Suite 5211: 6,024 SF Suite 5215: 6,892 SF Suite 5223: 12,296 SF Suite 5211, 5215, 5223: 6,024 - 25,212 SF
Year Built	1963
Clear Height	16’
Loading	1 Dock Door 8 Drive-In Doors
Sprinkler	Fully Sprinklered, Wet System
Zoning	I: Industrial
2026 Tax/Cam	$4.72
Lease Rate	Negotiable

Your Next Space

is a click away

Landlord will be making significant investments and upgrades to the building and property

Floor Plan


Suite 5221
LEASED
2 SECOND FLOOR - MEZZANINE
1/8" = 1'-0"
LEASED
AVAILABLE NOW
Suite 5223
12,296 SF
1,397 SF Office
1 Dock Door
4 Drive-In Doors
AVAILABLE 11/1/2026
Suite 5215
6,892 SF
970 SF Office
1 Dock Doors
2 Drive-In Doors
AVAILABLE 1/1/2027
Suite 5211
6,024 SF
715 SF Office
0 Dock Doors
2 Drive-In Doors
FIRE PUMP
RACKING - FOR REFERENCE ONLY - TYP.
1 FIRST FLOOR
1/8" = 1'-0"
Lakeland Ave N

Retail Aerial

Landlord will be making significant investments and upgrades to the building and property

Small Bay Industrial Building

Abundance of Permitted Uses

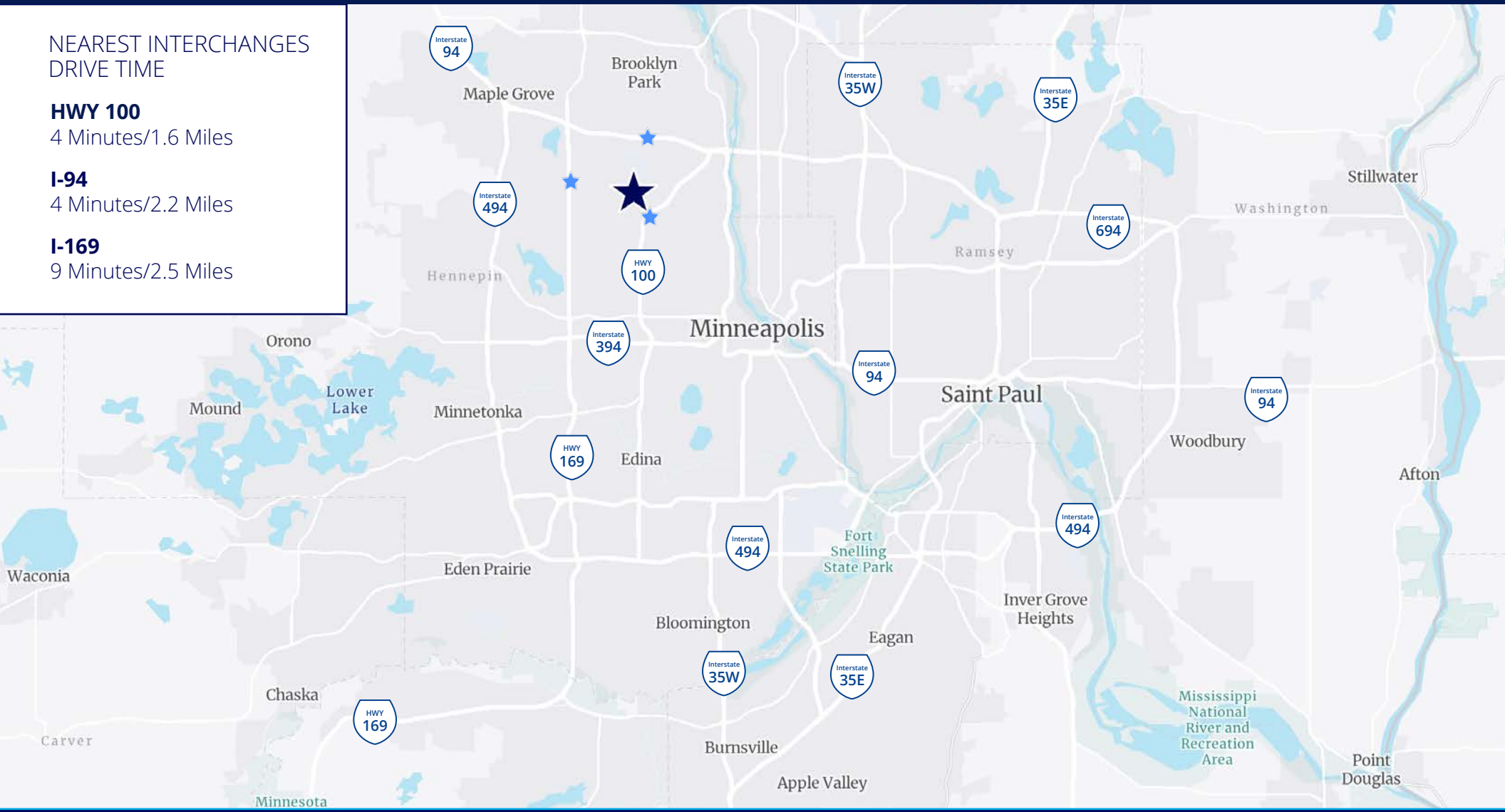
Excellent Access to I-694 and Highways 100 & 169, and International Airport

NEAREST INTERCHANGES
DRIVE TIME

HWY 100
4 Minutes/1.6 Miles

I-94
4 Minutes/2.2 Miles

I-169
9 Minutes/2.5 Miles



Demographics
(5 mile radius)

2026
Population
285,173

2026 Average
Household Income
$111,282

PROXIMITY
BY CAR

MSP Airport
36 Minutes

Minneapolis CBD
19 Minutes

St. Paul CBD
44 Minutes

Fargo CBD
3 Hr 30 Minutes

Sioux Falls CBD
3 Hr 53 Minutes

Des Moines CBD
3 Hr 56 Minutes

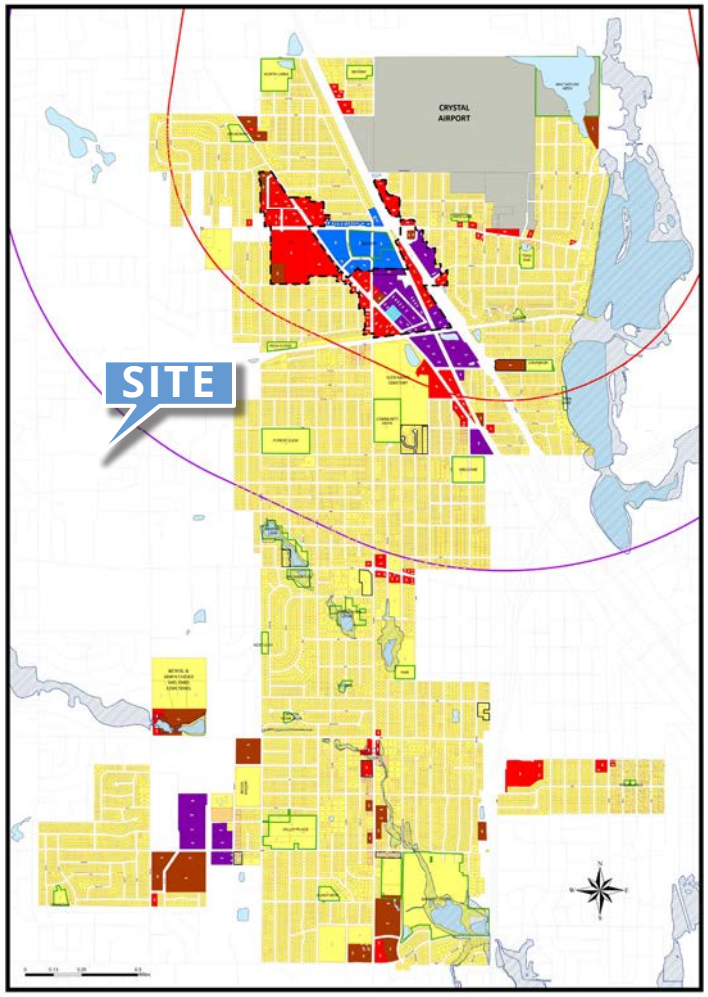
Chicago CBD
6 Hr 41 Minutes

Kansas City CBD
6 Hr 46 Minutes

Zoning

CLICK FOR PRINTABLE ZONING MAP

CLICK FOR I: INDUSTRIAL ZONING CODE



CITY of CRYSTAL

Official Zoning Map

BASE ZONING DISTRICTS

- R1- LOW DENSITY RESIDENTIAL
- R2- MEDIUM DENSITY RESIDENTIAL
- R3- HIGH DENSITY RESIDENTIAL
- C- COMMERCIAL
- TC- TOWN CENTER
- I- INDUSTRIAL
- AP- AIRPORT DISTRICT

OVERLAY DISTRICTS

- PLANNED DEVELOPMENT DISTRICTS (PD)
- TOWN CENTER PLANNED DEVELOPMENT (TC-PD)
- PROPERTIES REZONED TO TC-PD
- CITY PARK LAND
- WATER BODIES
- FLOODPLAIN OVERLAY DISTRICTS

LAND USE ZONE I (SAME AS AIRPORT DISTRICT)
LAND USE ZONE II
AIRSPACE ZONING LIMITS

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.

1600 Utica Ave S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700
colliers.com

Colliers