



FOR LEASE | **122,116 SF**
299 JOHNSON AVE SW | **WASECA, MN**



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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PROPERTY HIGHLIGHTS



MULTI-TENANT FLEX BUILDING WITH SEVERAL CONFIGURATION OPTIONS AVAILABLE



EXTENSIVE DUCTING, COMPRESSED AIR, AND CHILLED WATER LINES THROUGHOUT PRODUCTION AREAS



VARIOUS CLEAR HEIGHTS, MULTIPLE DOCKS, AND TWO ELEVATORS



LARGE PAVED AREAS ALLOW FOR AMPLE PARKING AND TRUCK ACCESS



PROPERTY DETAILS

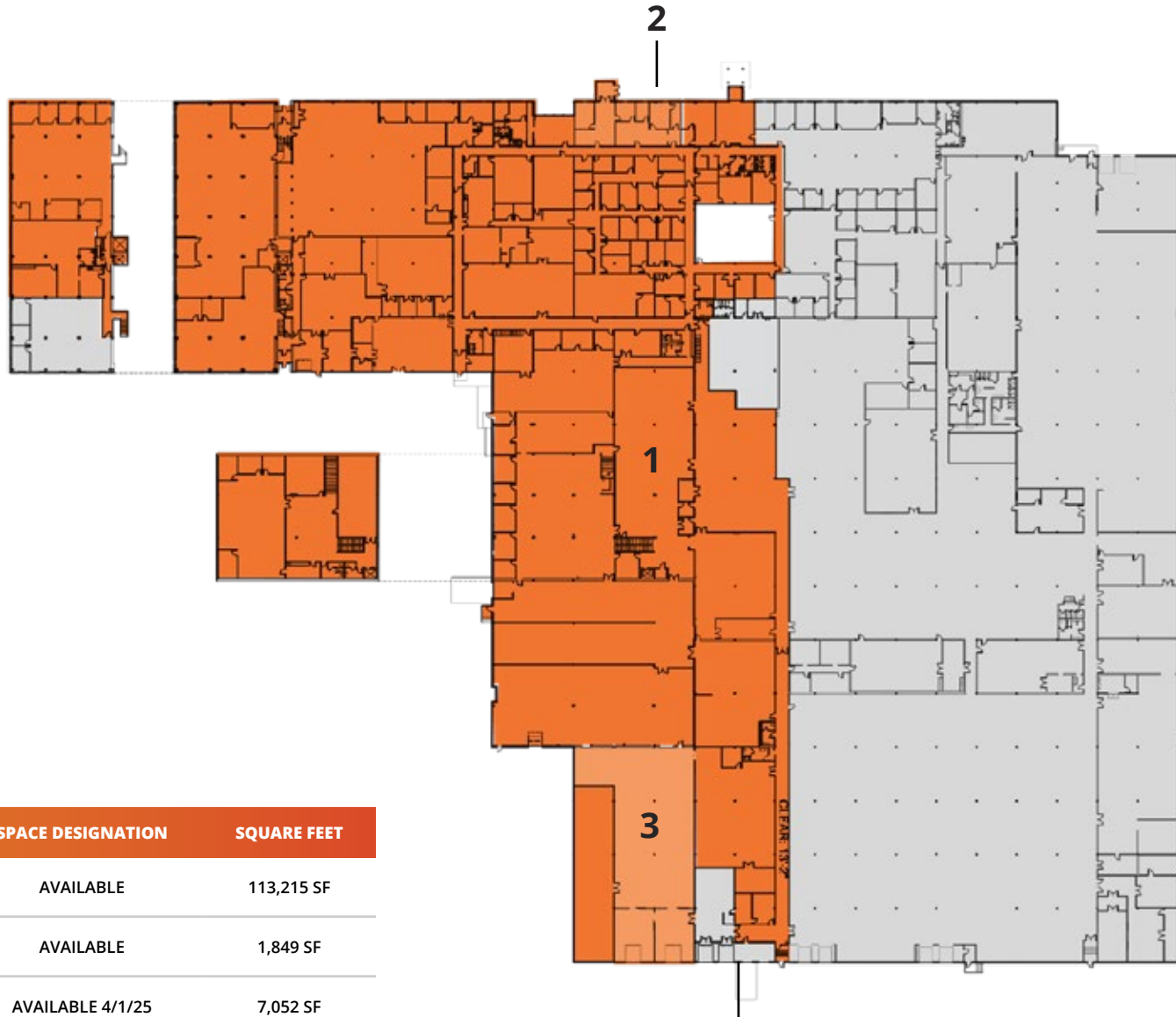
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AVAILABLE SPACE	122,116 SF
MINIMUM DIVISIBLE	7,052 SF
WAREHOUSE SPACE	182,246 SF
OFFICE SPACE	66,046 SF
FLOORS	2
ELEVATORS	2
DOCK DOORS	12
DRIVE-IN DOORS	1
CLEAR HEIGHT	10' - 22'
ROOF	Rubber Membrane
WALLS	Concrete Block/Stucco
FLOORS	6" Reinforced Concrete
YEAR BUILT	1954 - 1982
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent
POWER	Heavy
PARKING	575 Surface Spaces
LAND AREA	19.72 Acres
ZONING	I-2 Moderate Industry District
PARCEL ID	17.018.2200 17.126.0290



FLOOR PLAN

299 JOHNSON AVE SW | WASECA, MN



2

1

3

COMMON DOCK

NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	113,215 SF
2	AVAILABLE	1,849 SF
3	AVAILABLE 4/1/25	7,052 SF
TOTAL		122,116 SF



LOCATION MAP

299 JOHNSON AVE SW | WASECA, MN

MN-14	0.1 MILES
WASECA AIRPORT	2.5 MILES
I-35	18 MILES
I-90	58 MILES
I-94	73 MILES
MINNEAPOLIS	78 MILES

