



FOR LEASE | **117,588 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**



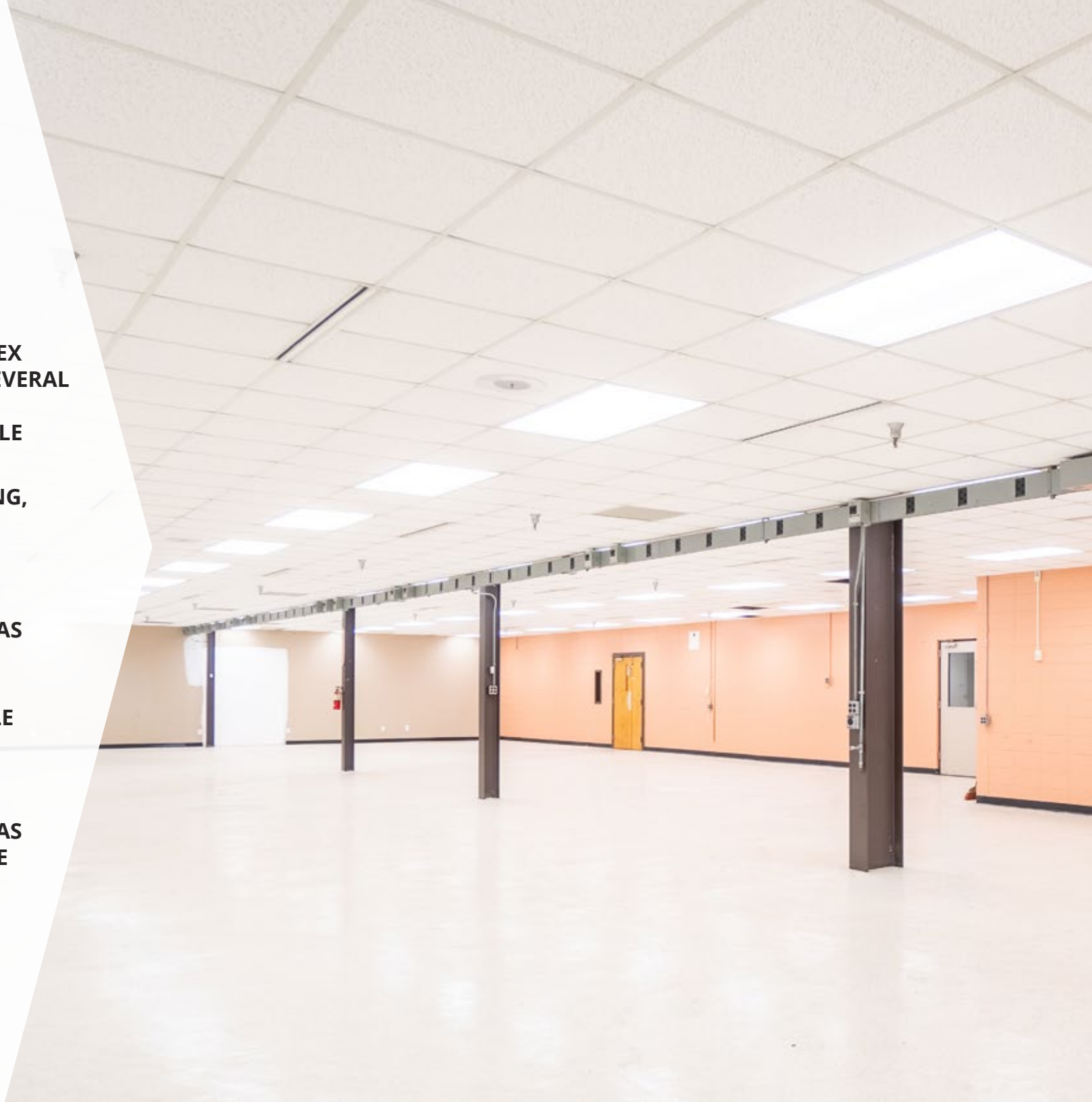
**EXTENSIVE DUCTING,
COMPRESSED
AIR, AND CHILLED
WATER LINES
THROUGHOUT
PRODUCTION AREAS**



**VARIOUS CLEAR
HEIGHTS, MULTIPLE
DOCKS, AND TWO
ELEVATORS**



**LARGE PAVED AREAS
ALLOW FOR AMPLE
PARKING AND
TRUCK ACCESS**



PROPERTY DETAILS

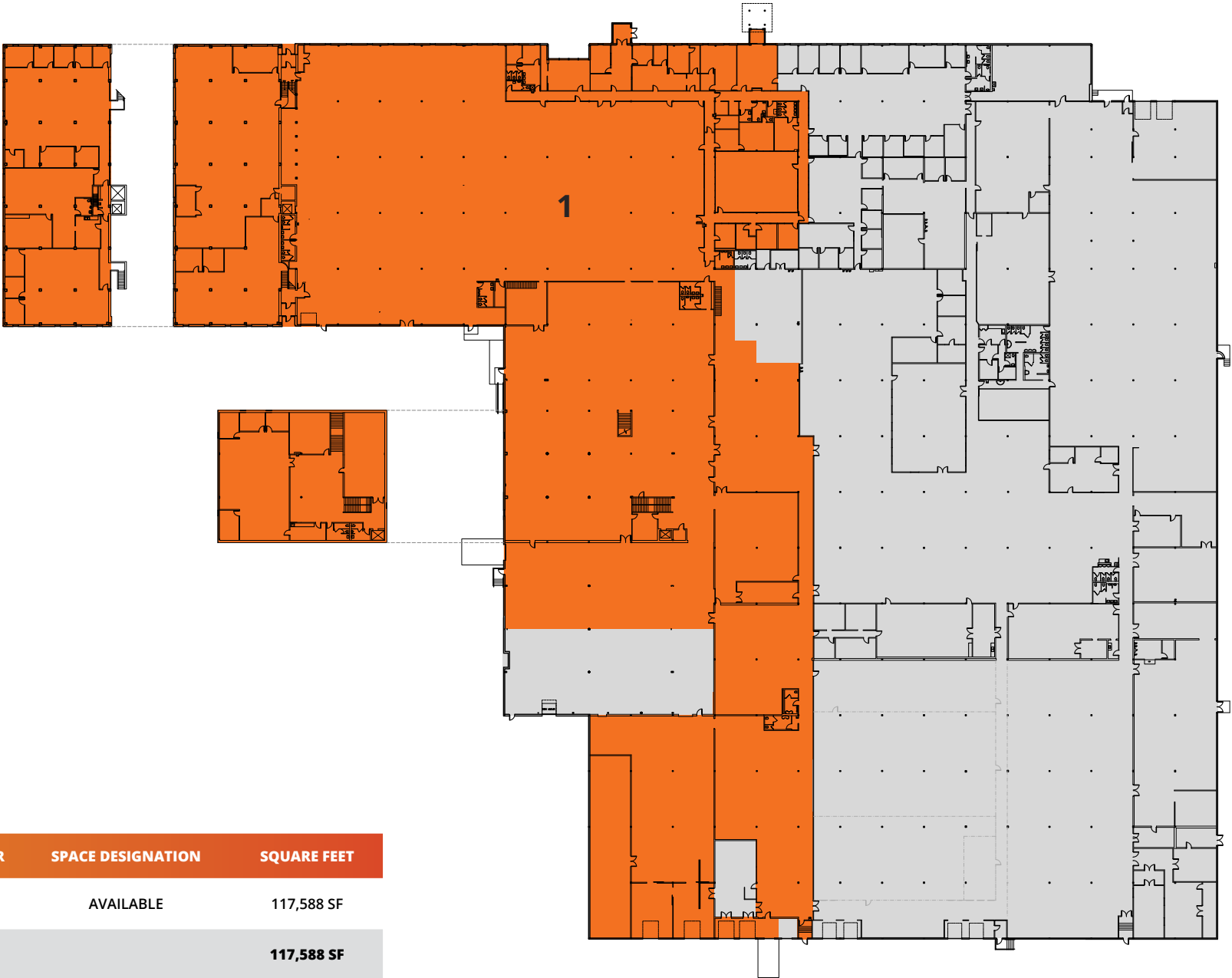
299 JOHNSON AVE SW | WASECA, MN

AVAILABLE SPACE	117,588 SF
MINIMUM DIVISIBLE	7,052 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

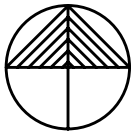


FLOOR PLAN

299 JOHNSON AVE SW | WASECA, MN



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	117,588 SF
TOTAL		117,588 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

