



FOR LEASE | **117,588 SF**
299 JOHNSON AVE SW | **WASECA, MN**

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



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

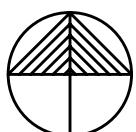
299 JOHNSON AVE SW | WASECA, MN

| | |
|-------------------|--------------------------------|
| 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



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 |

