

FOR SALE OR LEASE

# 2600 BRIDGE STREET

34.76 ACRES OF RAIL-SERVED B-T-S SPACE  
OWATONNA, MN



## PROPERTY FEATURES

- + TOTAL AREA: 34.76
- + RAIL SERVED: Canadian Pacific Rail
- + Three concept plans available
- + BTS options also available



## CITY HIGHLIGHTS

Owatonna is strategically placed at the crossroads of I-35 and two major US highways, giving it one of the most accessible locations in the Midwest. US Highway 14 connects half the employment centers in Southern Minnesota and three-quarters of the top employers.

This thriving regional center serves as a shopping, tourism and healthcare magnet for southern Minnesota. It consistently ranks among the most livable small towns in the country.

\*Excerpt: Economic Development  
of Owatonna Website



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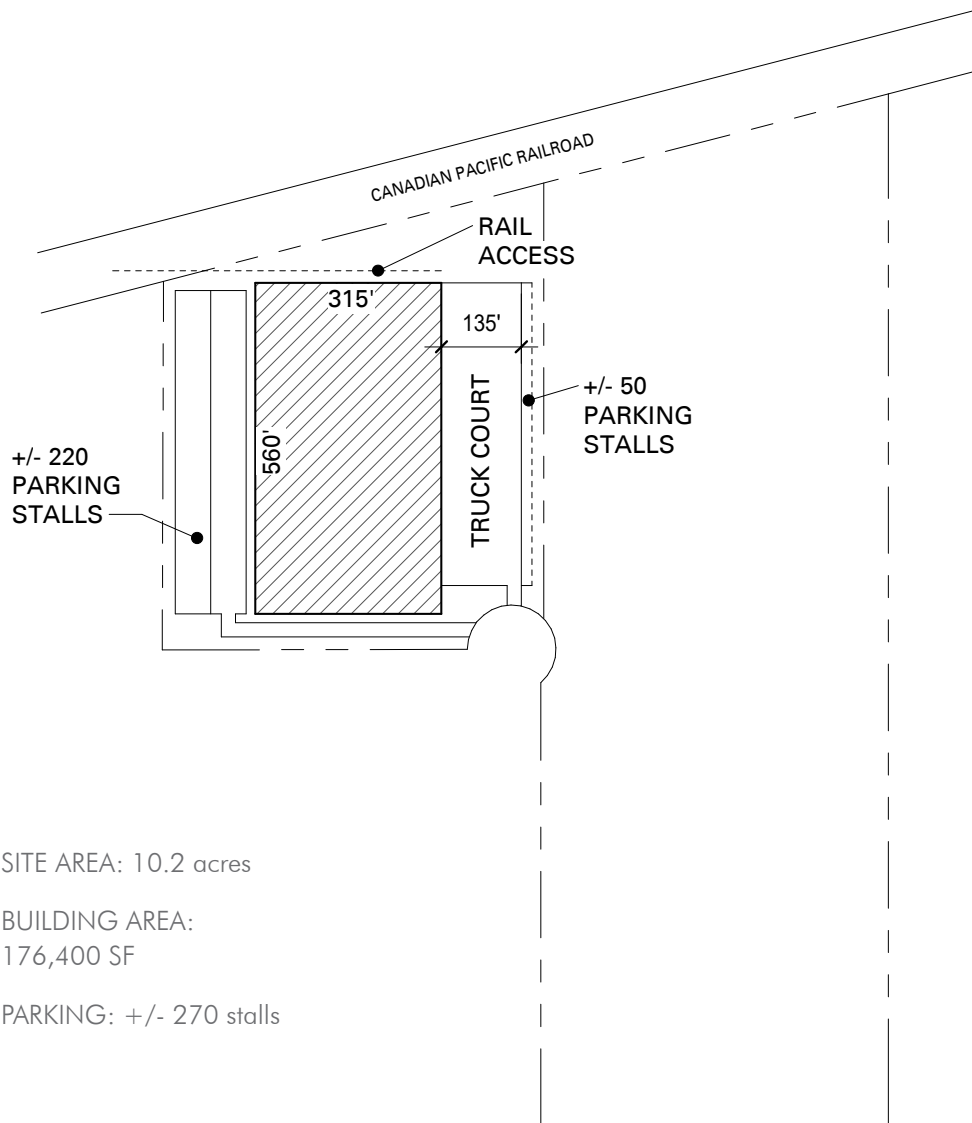
[www.cbre.us/owatonna](http://www.cbre.us/owatonna)

**CBRE**

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## CONCEPT A

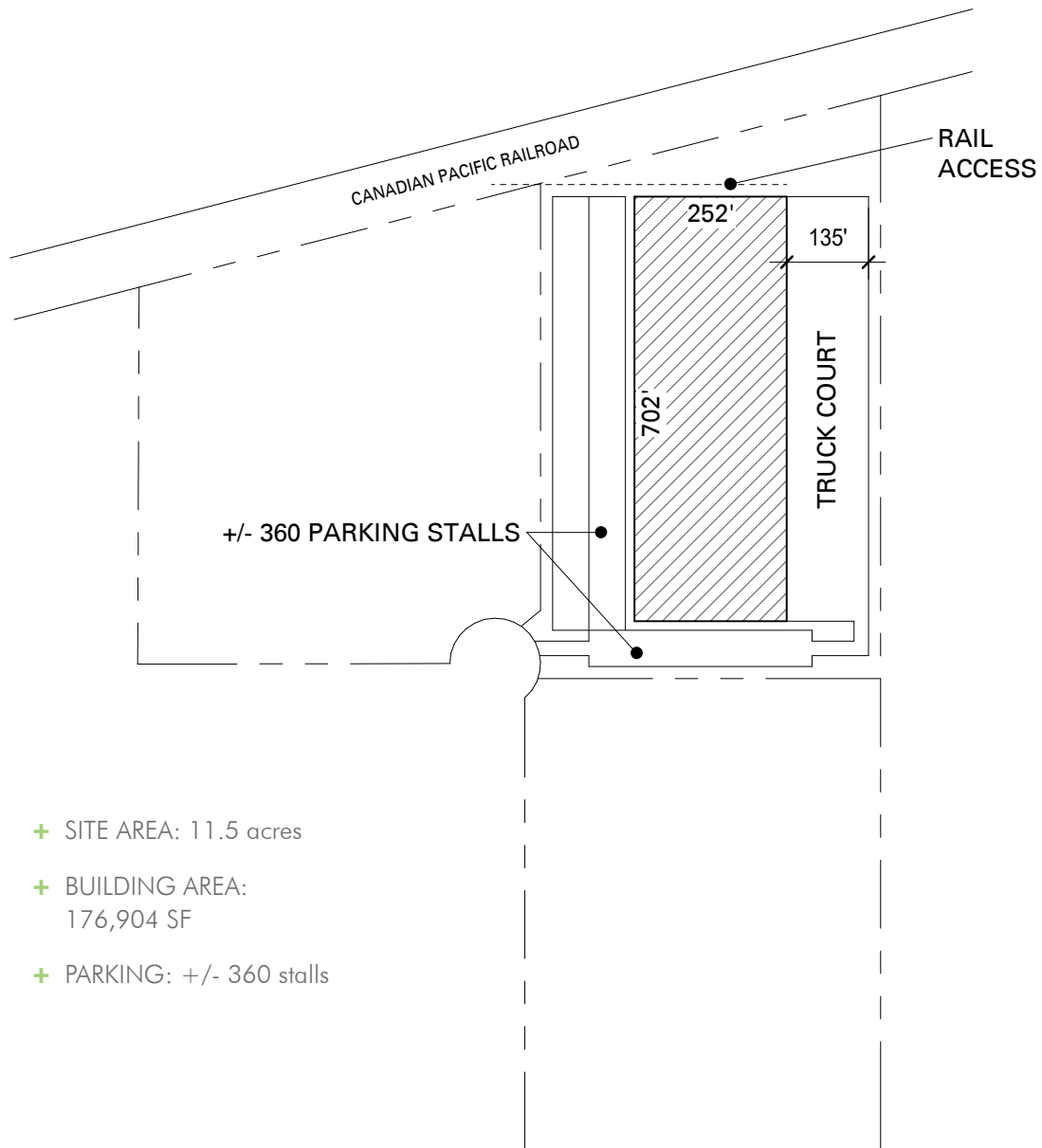


- + SITE AREA: 10.2 acres
- + BUILDING AREA:  
176,400 SF
- + PARKING: +/- 270 stalls

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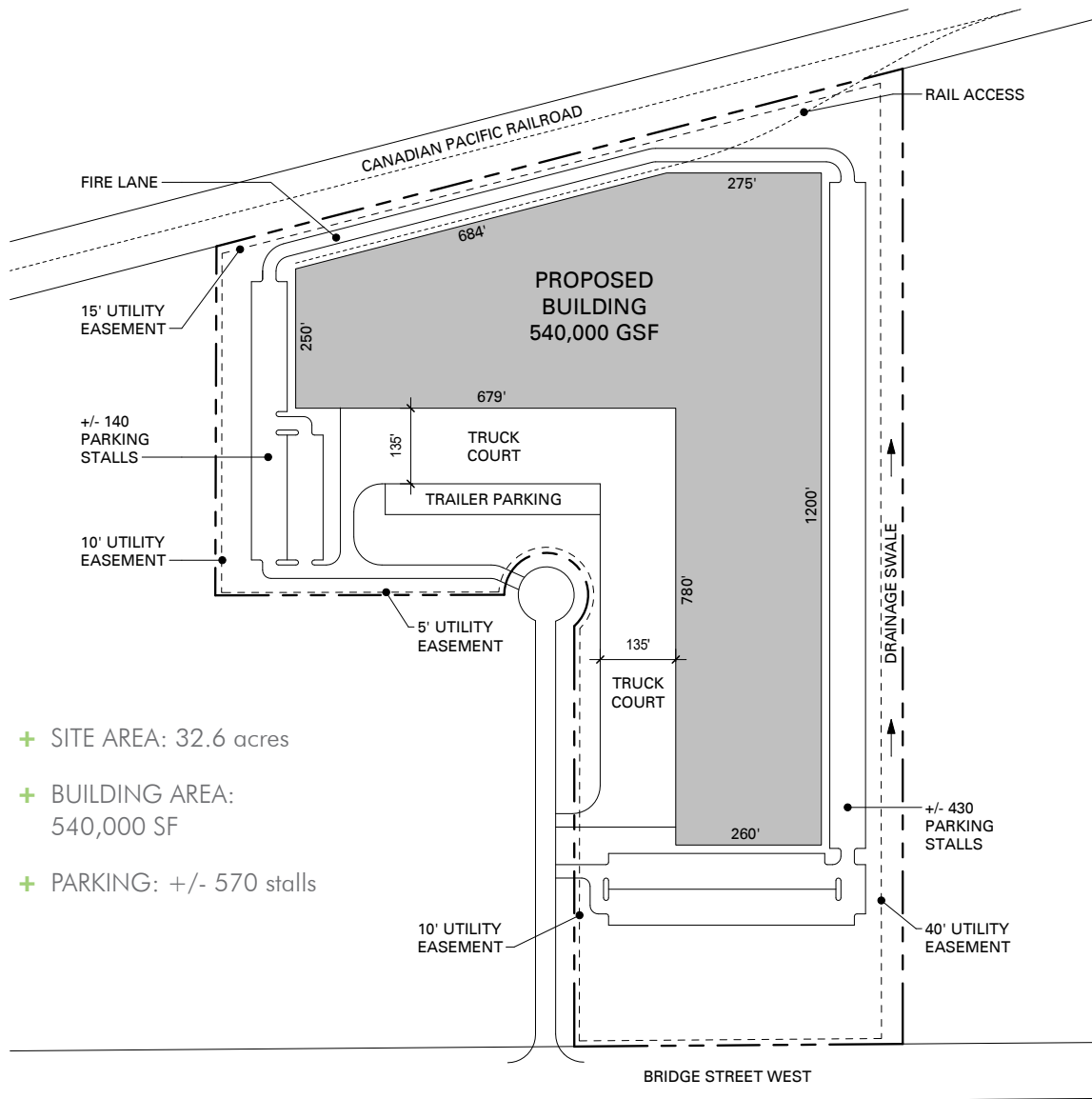


## CONCEPT B



- + SITE AREA: 11.5 acres
- + BUILDING AREA:  
176,904 SF
- + PARKING: +/- 360 stalls

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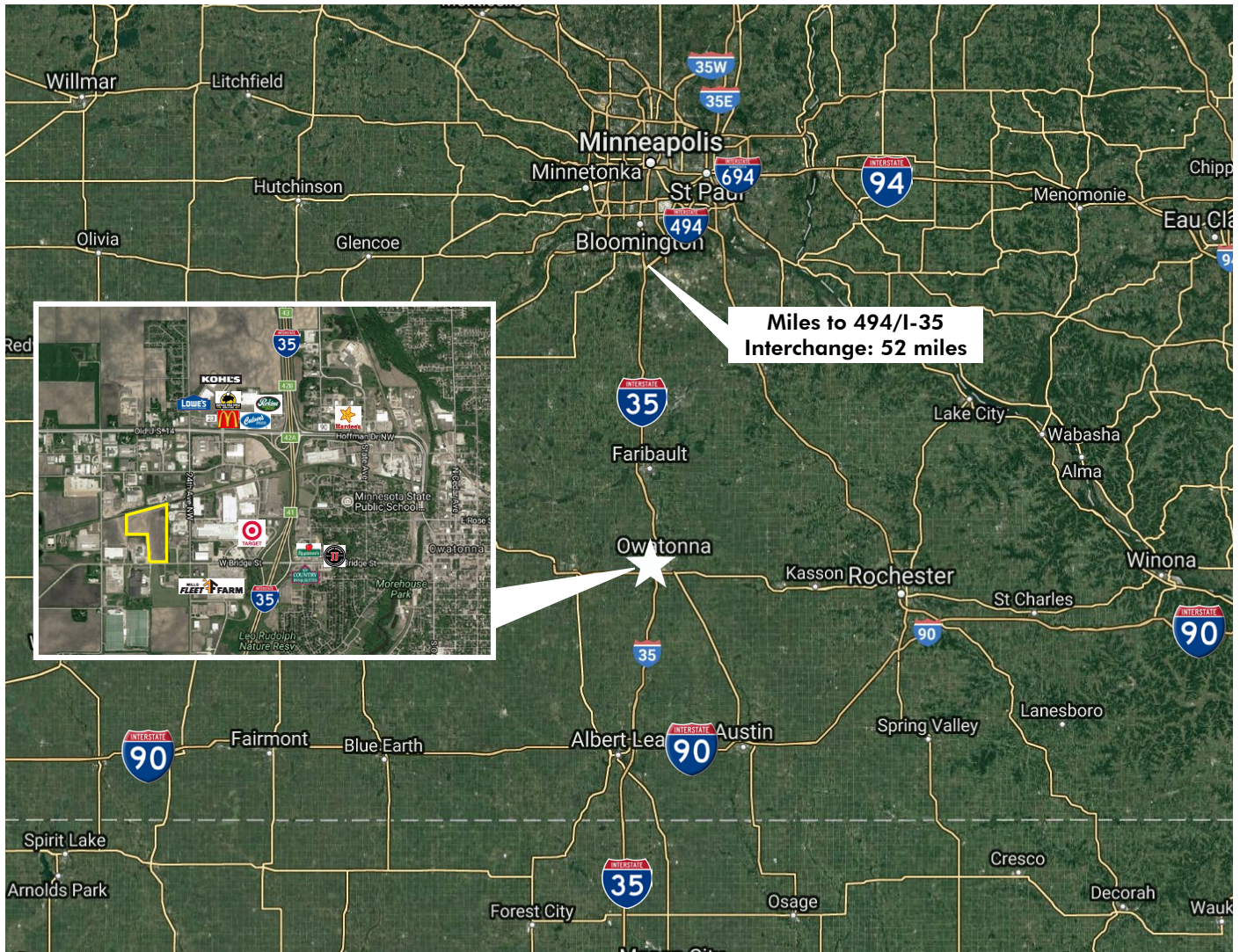




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## REGION MAP



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