

200 S OWASSO BLVD E

LITTLE CANADA, MN 55117



FOR SALE OR LEASE
OUTDOOR STORAGE PERMITTED



JOHN THOMPSON, SIOR

Executive Vice President

612.802.9427

john.thompson@transwestern.com

ALEX BARON, SIOR

Senior Vice President | Principal

612.359.1658

alex.baron@transwestern.com

PROPERTY INFORMATION

200 S OWASSO BLVD EAST

Address	200 S Owasso Blvd East Little Canada, MN 55117
County	Ramsey
Property Type	Industrial
Building Size	19,364 SF (Office) 55,000 SF (Warehouse) 74,364 SF Total
Year Built	1987
Land Area	5.48 Acres
Parking	54 Surface
Zoning	I-2 Industrial-Office Park
Loading	5 Docks 2 Drive-Ins
Clear Height	19'
HVAC	New
Construction Type	Masonry
Taxes (2024)	\$174,216 (\$2.34 PSF)
Sale Price	Negotiable



PRIME INDUSTRIAL SPACE FOR SALE OR LEASE



NEW HVAC



5 DOCKS
2 DRIVE-INS

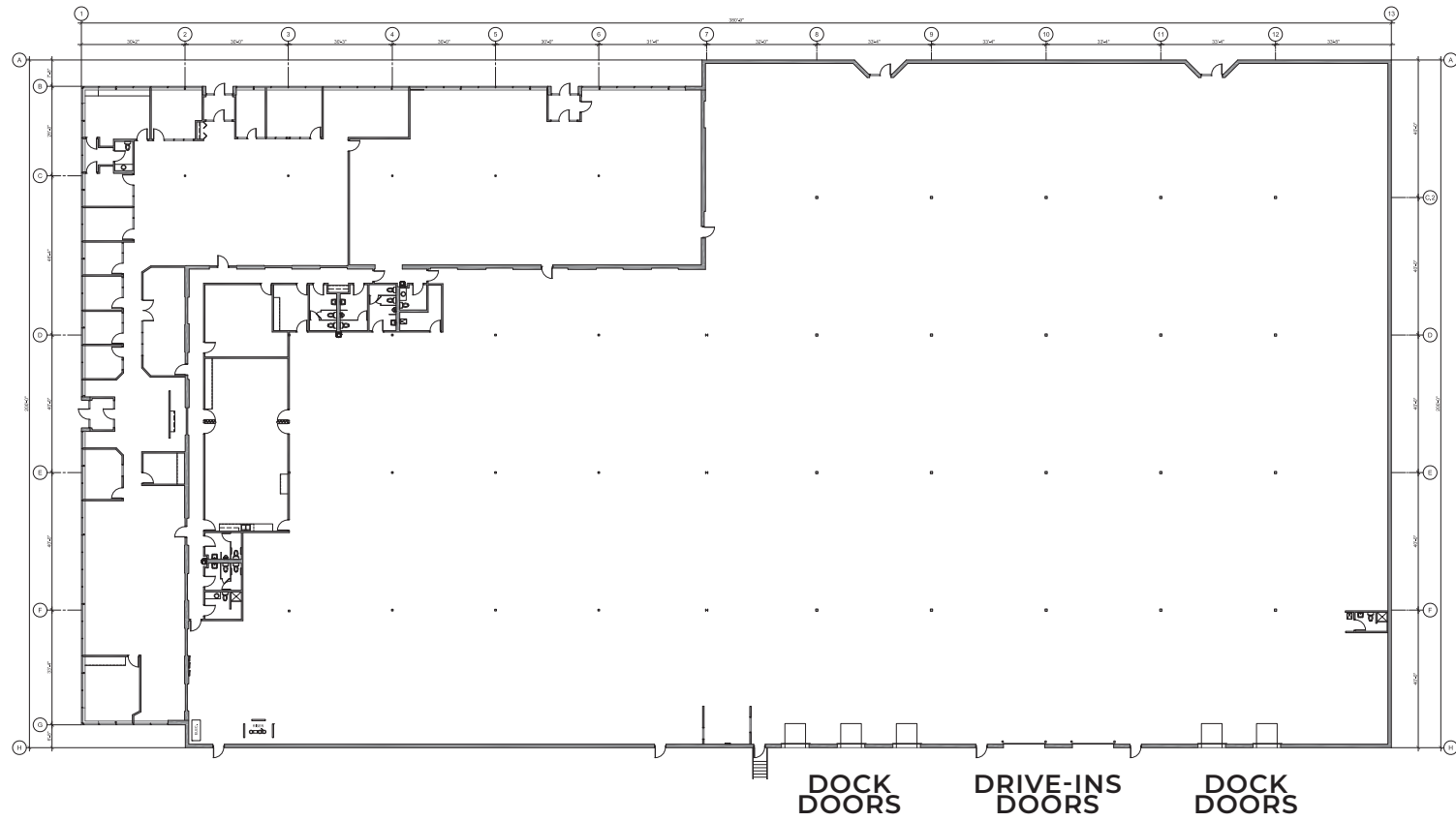


HIGH
CEILINGS



GREAT
LOCATION

FLOOR PLAN



SITE PHOTOS



AREA BUSINESSES

taco john's
SINCE 1969

HOM FURNITURE

UNIVERSAL
MORNING, NOON, AND NIGHT

S

PORTERHOUSE
STEAK & SAUSAGE

200 S OWASSO BLVD E

Arby's

DUNKIN' DONUTS

Joe's

McDonald's

Cub FOODS

SUBWAY

ALDI

LA DELICIOUS BREAD

BOB'S
GEAR UP & RIDE | BOBSCYCLE.COM

SNAP FITNESS · 24-7

Culver's
BUTTERBURGERS & FRENCH CRESTAD

Frattallone's

ACE Hardware

JJ
SINCE 1983
HONEY SANDWICHES

NAPA

EL SOMBRERO
CUBAN RESTAURANT

taste OF SCANDINAVIA
bakery & café

TEALicious BOBA

MAPLEWOOD MALL

TOYOTA

Sam's CLUB

Culver's
BUTTERBURGERS & FRENCH CRESTAD

Lexus

OUTBACK STEAKHOUSE

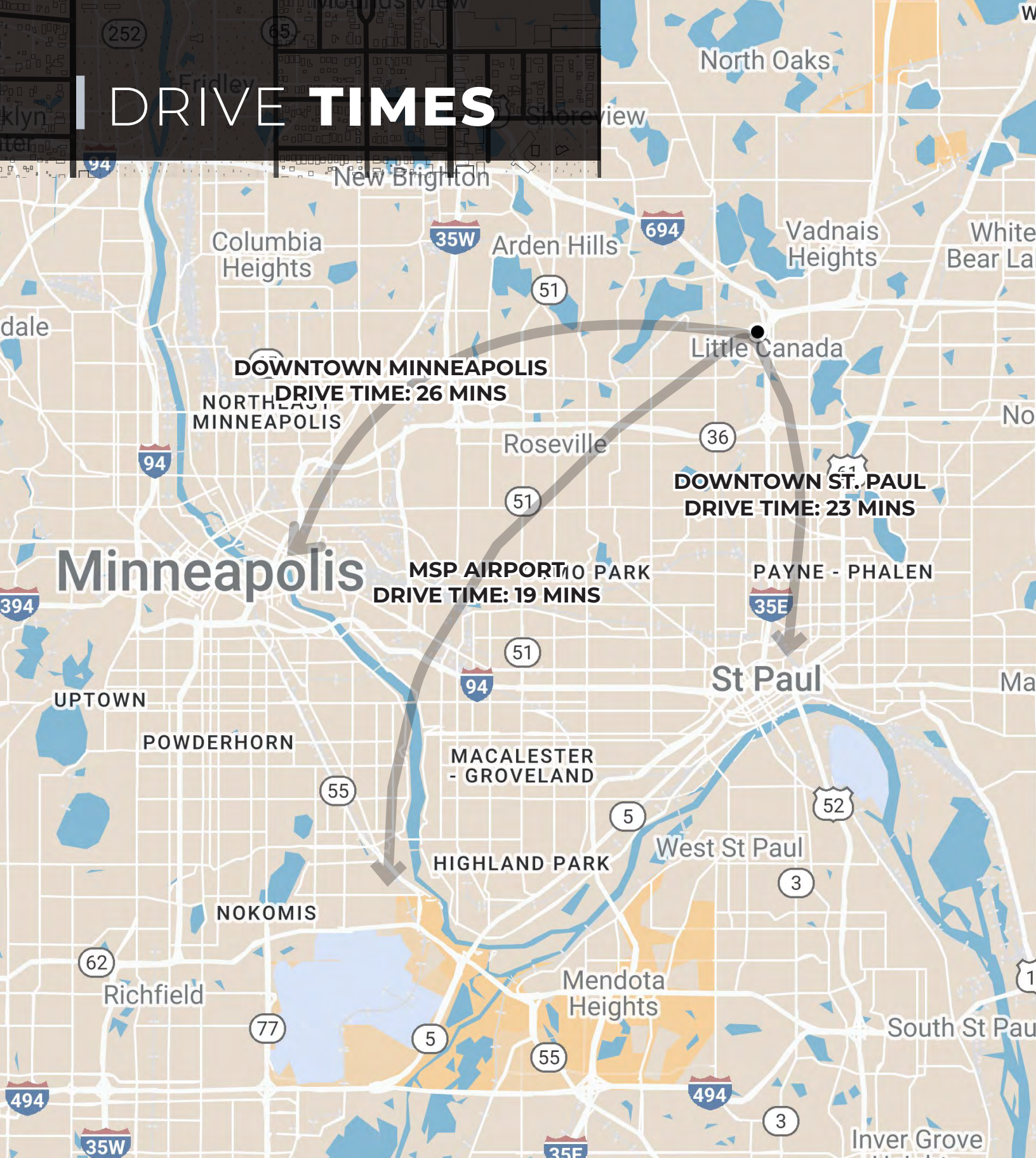
Olive Garden
ITALIAN KITCHEN

COSTCO WHOLESALE

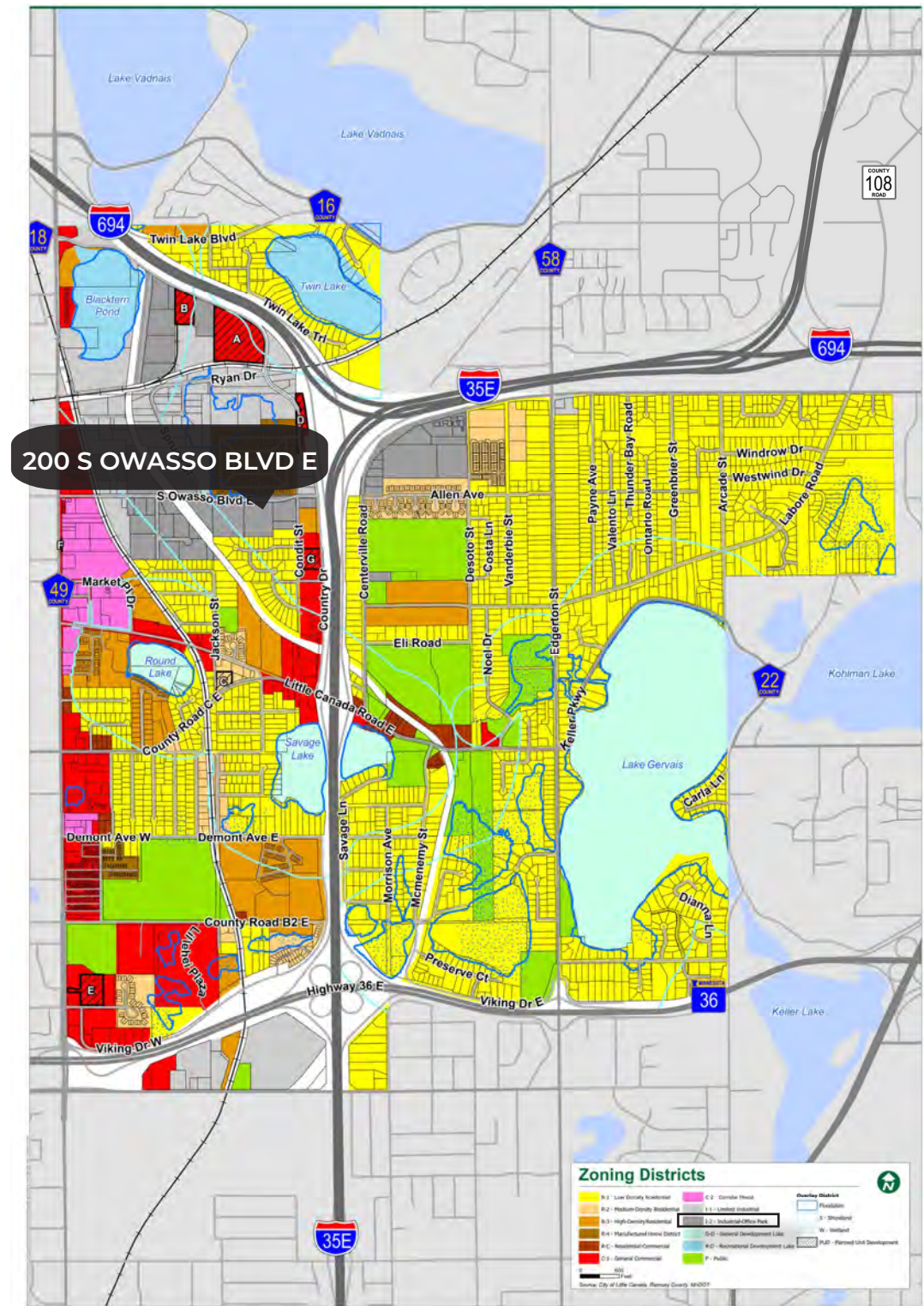
HIGHWAY ACCESS



DRIVE TIMES



ZONING MAP



THINKING BEYOND THE OBVIOUS



JOHN THOMPSON, SIOR

Executive Vice President
612.802.9427
john.thompson@transwestern.com

ALEX BARON, SIOR

Senior Vice President | Principal
612.359.1658
alex.baron@transwestern.com