



For Sale /For Lease
Light Industrial
Condo Suites

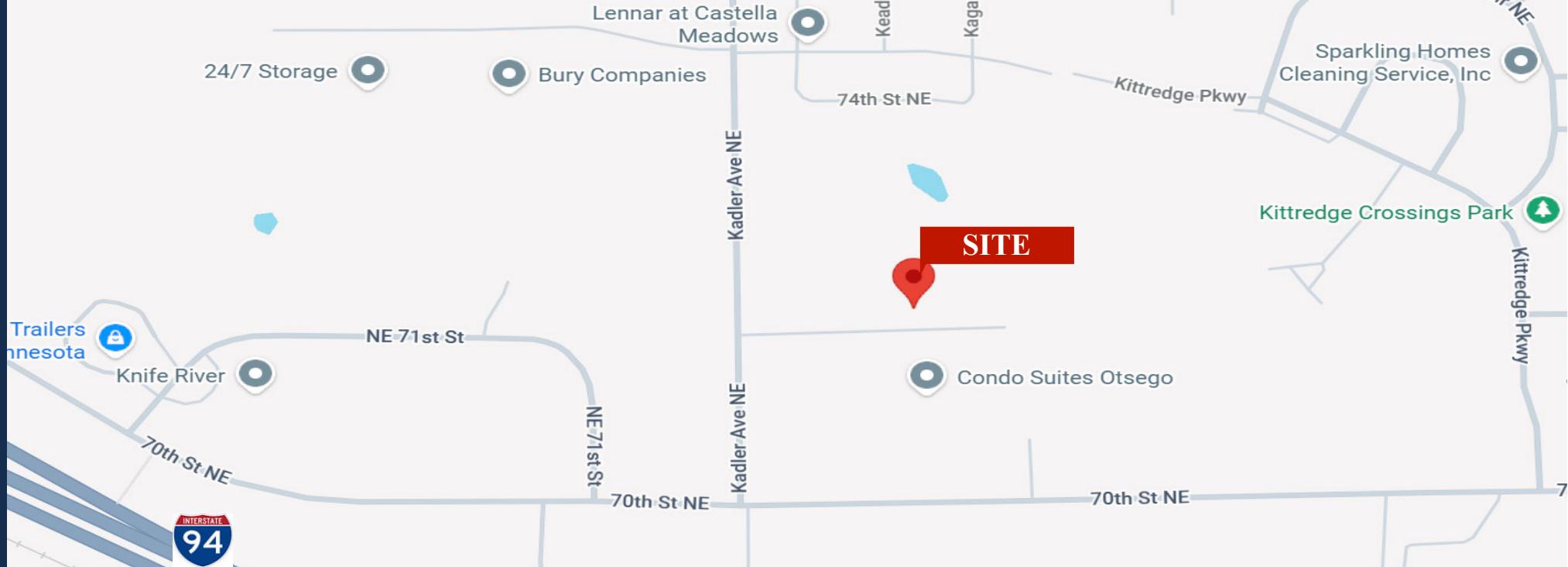


OTSEGO INDUSTRIAL CONDO SUITES

Sales Price: \$283,900 Lease Rate: \$1,500/NNN

Building Size: 7,200/sf 6-Condo's
(Minimum Divisible: 1,200/sf)
10120 - 10160 72nd St NE, Otsego, MN 55301

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PROPERTY LOCATION

- * North of I-94
- * West of Labeaux
- * Businesses in the Area Include:
Bury Companies, Michels Corporation, Dakota Supply,
Knife River, Kaleidoscope Charter School,
Lennar at Castella Meadows and Kittredge Crossings Townhomes

TRAFFIC COUNTS - 2024

- * I-94 - 65,079 VPD
- * 70th Street NE - 4,420 VPD
- * Kadler Ave NE - 1,313 VPD



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PROPERTY OVERVIEW

10120-10160 72nd St NE, Otsego, MN

Sales Price
\$283,900.00

Lease Rate
\$1,500.00 NNN

Operating Expenses	\$500.00 (Taxes \$250, HOA \$250)
Building Size	7,200/sf (Min. Divisible 1,200/sf) (6-Condo's - 30' x 40' each)
Wright County PIDs	10120 - 4D 118392014010 10120 - 4E 118392014010 10120 - 4F 118392014010 10160 - 5D 118392015010 10160 - 5E 118392015010 10160 - 5F 118392015010
Zoned	PUD Planned Unit Development
Year Built	2025
Number of Floors	One (1)
Other	Maintenance Free Exterior Parking Spaces - 3 to 4



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SITE PLAN



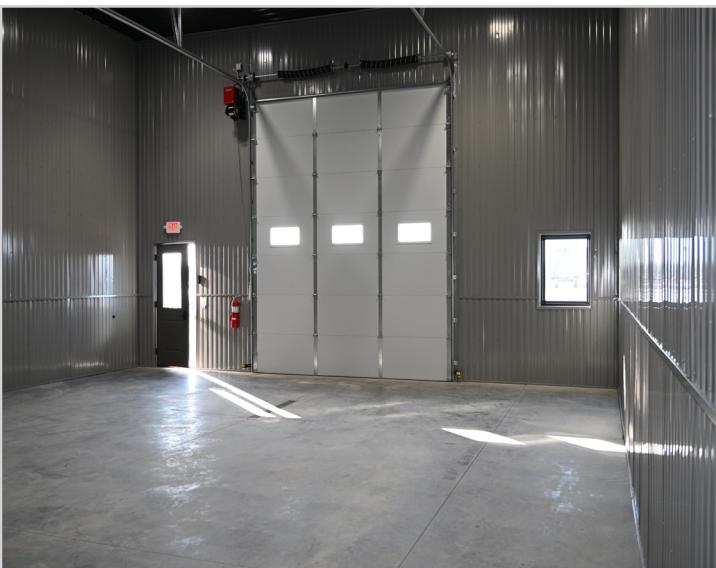
10120 72nd Street NE

4D	118-392-014010-4D	1,200/sf	Available
4E	118-392-014010-4E	1,200/sf	Available
4F	118-392-014010-4f	1,200/SF	Available

10160 72nd Street NE

5D	118-392-015010-5D	1,200/sf	Available
5E	118-392-015010-5E	1,200/sf	Available
5F	118-392-015010-5F	1,200/sf	Available

INTERIOR PHOTOS



PROPERTY INFORMATION

- * Steel Lined & Insulated Interior Walls & Ceilings
- * 5 Inch Concrete Floors with Drains
- * City Water & Sewer
- * 100 Amp Electrical Service, 3 Phase Available
- * Hanging Natural Gas Heater
- * LED Lighting
- * Exterior Lighting & Landscaping
- * High Speed Internet Available
- * 18' Clear Height
- * 12' x 14' Insulated O.H. Door w/Windows & Jack-Shaft Heavy Duty Opener
- * 1 Steel Entry Door
- * Plumbing Stubbed for Bathroom

(Association Includes: Trash Removal, Lawn Maintenance & Snow Removal)