



Colliers

Available for Lease

6551 Jansen Avenue NE

Otsego, MN 55301

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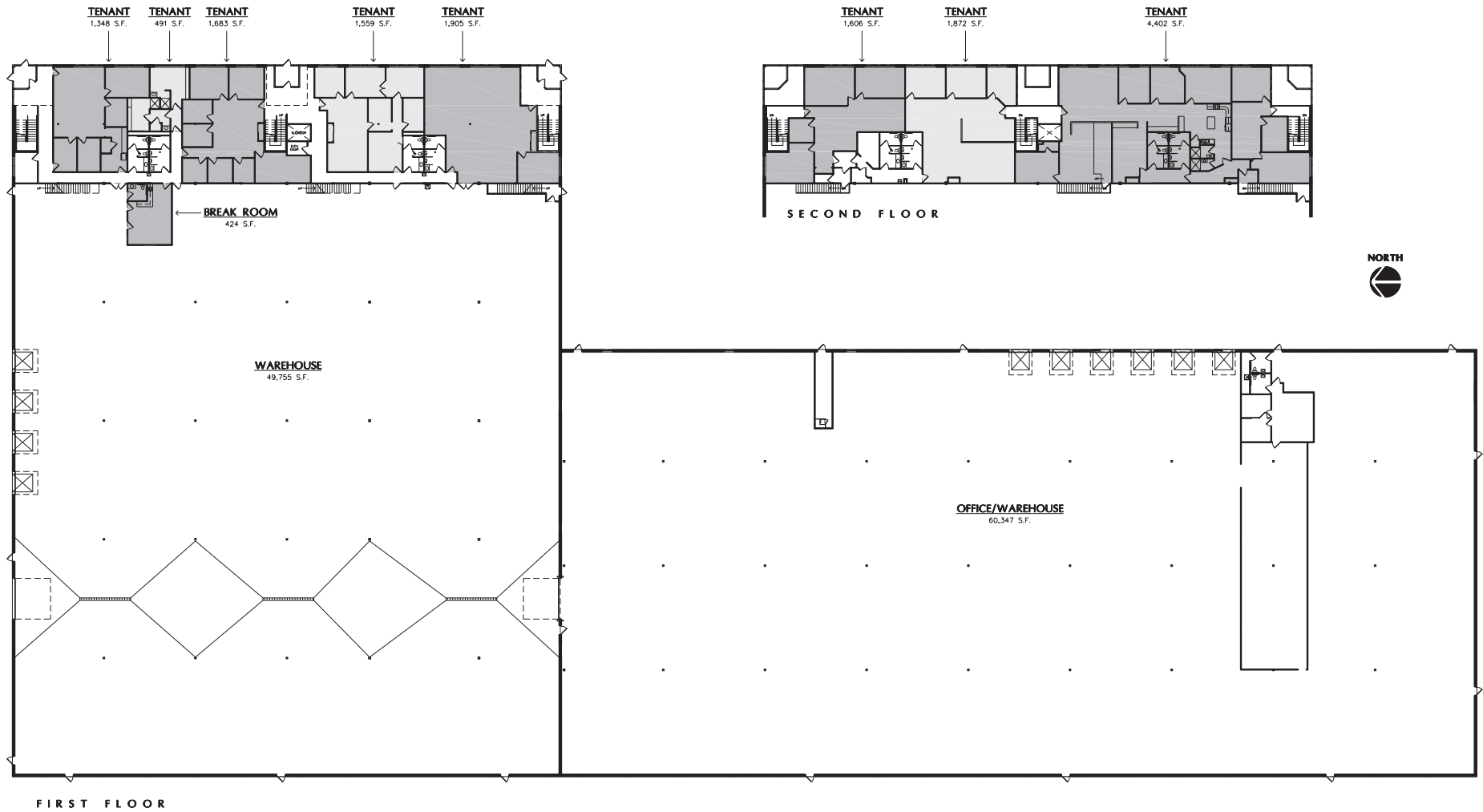
Building Features

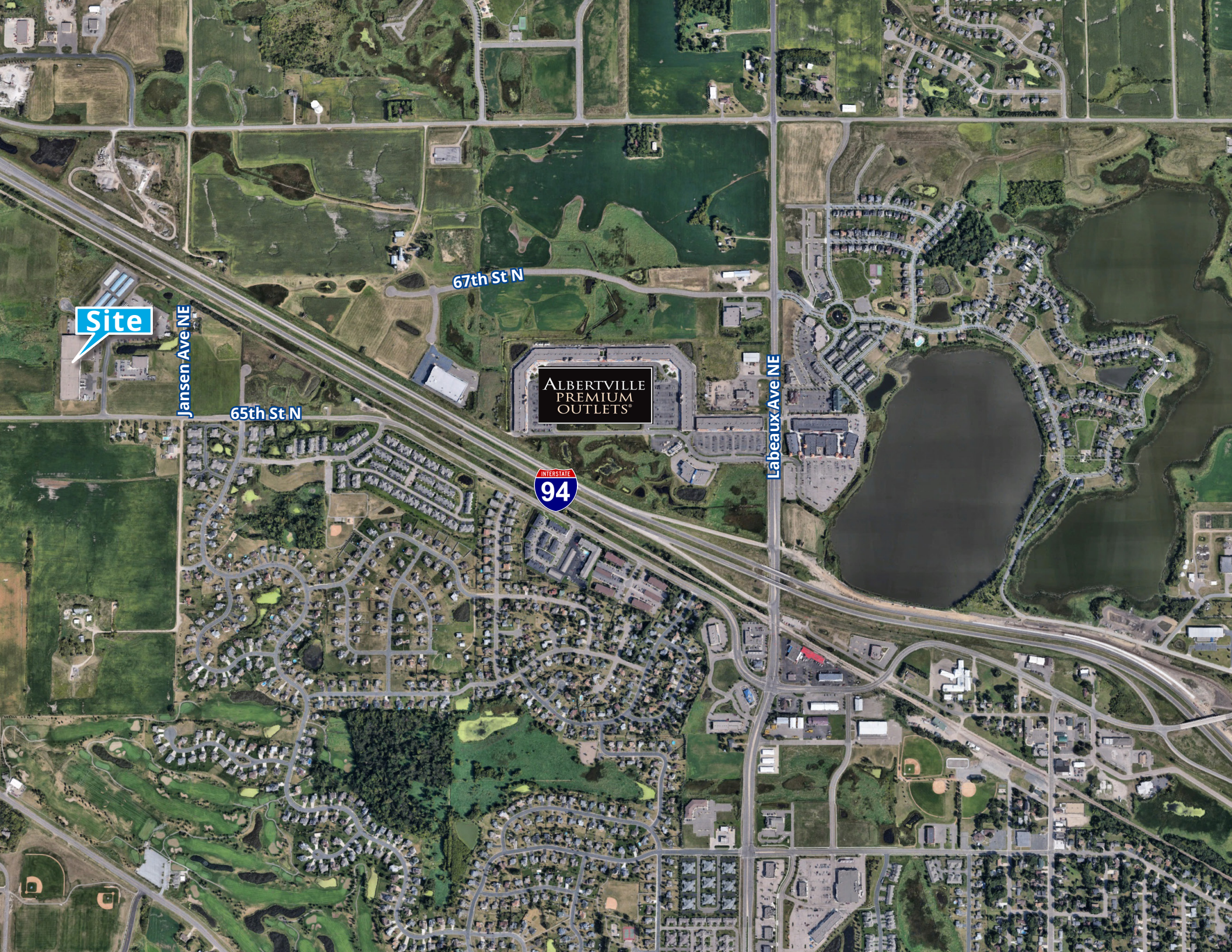


Property Details

| | |
|-----------------|---|
| Building Size | 60,347 SF Total |
| Option 1 | 30,000 SF Warehouse 3,478 SF Office 33,478 SF Total • Four (4) shared docks • One (1) shared drive-in |
| Option 2 | 60,347 SF all warehouse • Six (6) shared docks • Two (2) shared drive-ins |
| Rate | Negotiable |
| 2024 CAM/RE Tax | \$2.70 PSF |
| Clear Height | 23' - 24' |
| Power | Heavy power |
| Amenities | Minutes from Albertville outlet mall and retail amenities |

Building Plan





Site

Jansen Ave NE

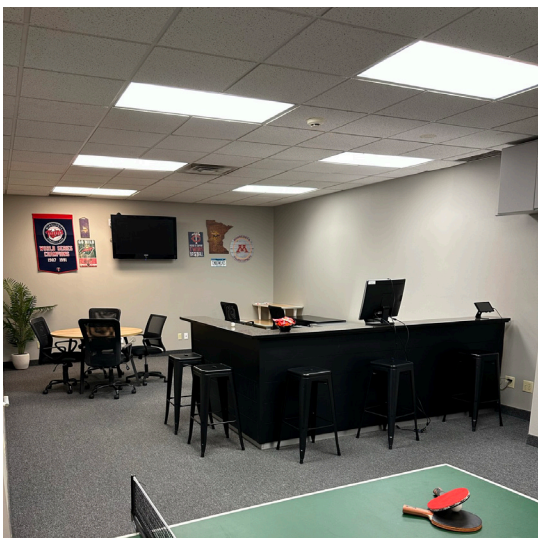
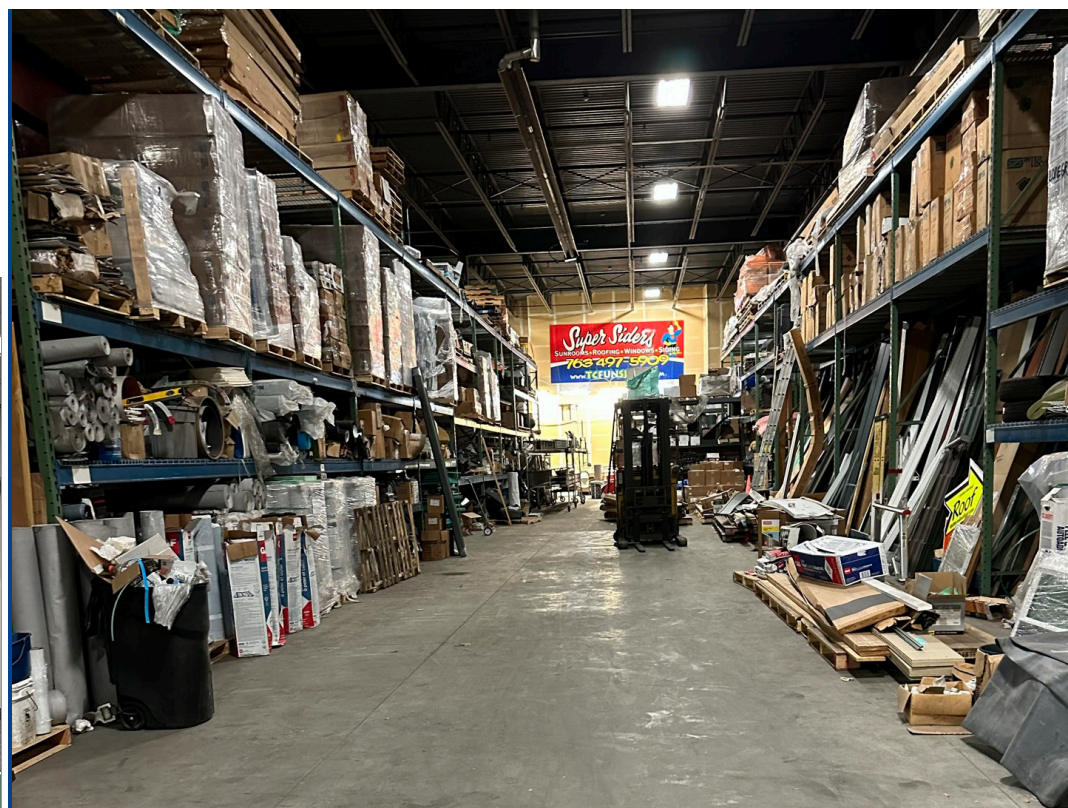
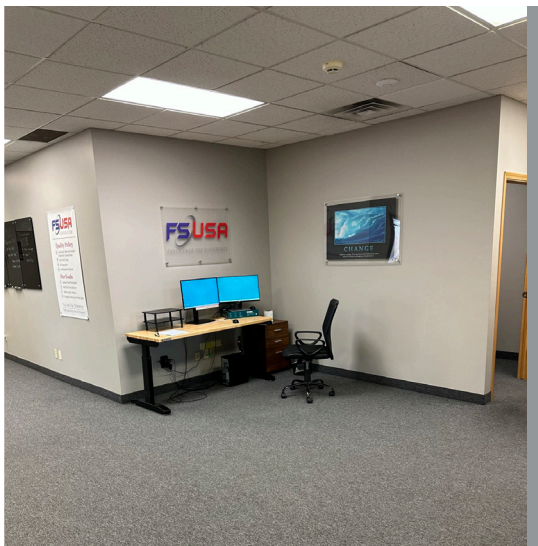
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