

300 S OWASSO BLVD E

LITTLE CANADA, MN, 55117



FOR SALE OR LEASE
OUTDOOR STORAGE PERMITTED



JOHN THOMPSON, SIOR

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PROPERTY INFORMATION

300 S OWASSO BLVD EAST

Address	300 S Owasso Blvd East Little Canada, MN 55117
County	Ramsey
Property Type	Industrial
Building Size	11,387 SF (Office) 34,161 SF (Warehouse) 45,548 SF Total
Year Built	1987
Land Area	2.62 Acres
Parking	78 Surface
Zoning	I-2 Industrial-Office Park
Loading	4 Docks 4 Drive-Ins
Clear Height	18'
HVAC	New
Construction Type	Masonry
Taxes (2024)	\$105,066 (2.31 PSF)
Sale Price	Negotiable



PRIME INDUSTRIAL SPACE FOR SALE OR LEASE



NEW HVAC



4 DOCKS
4 DRIVE-INS

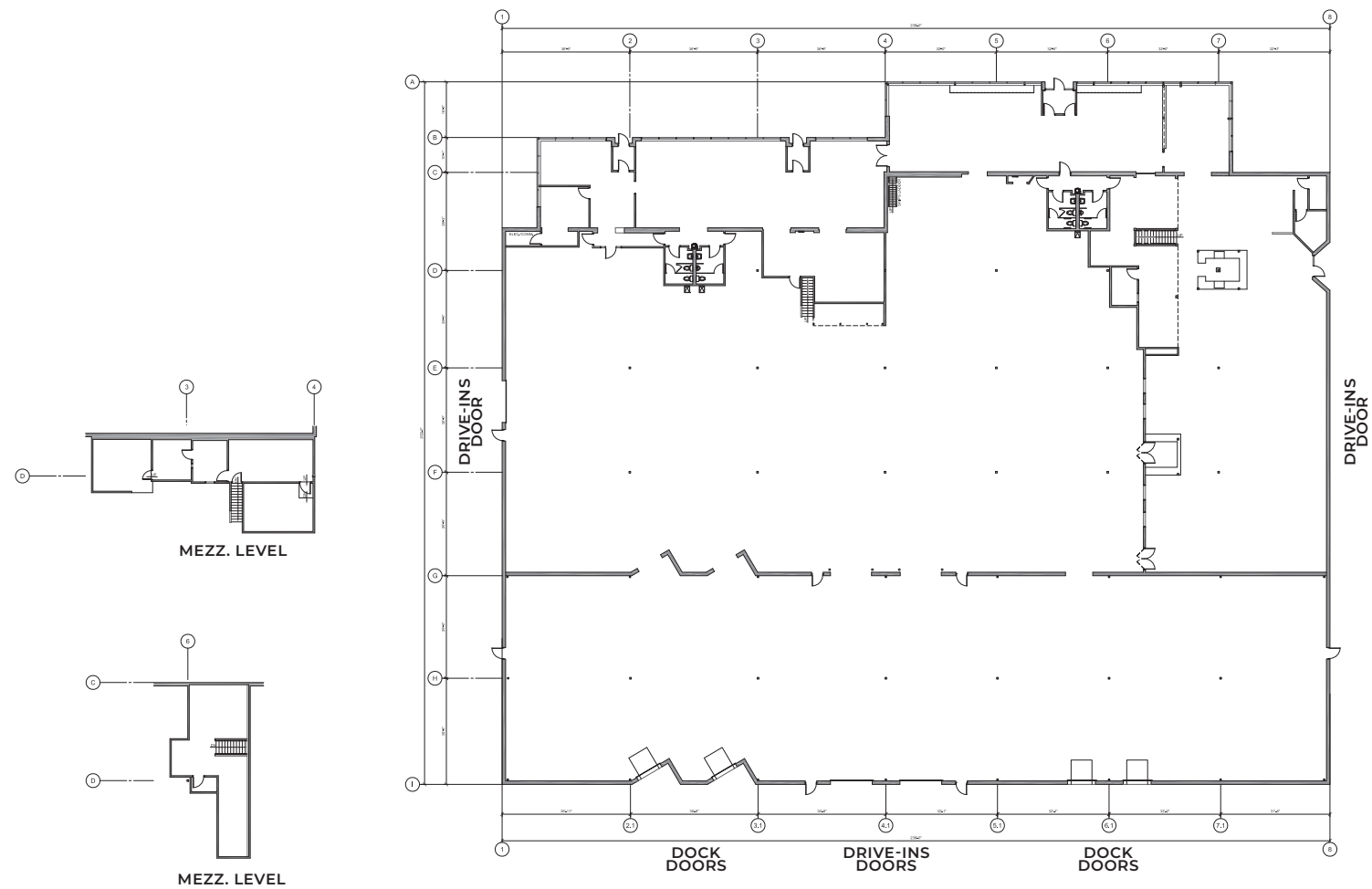


HIGH
CEILINGS



GREAT
LOCATION

FLOOR PLAN



SITE PHOTOS



AREA BUSINESSES

taco john's **HOM FURNITURE**
SINCE 1969
OVERSEAS **S** **PP**
MORNING, NOON, AND NIGHT **PORTERHOUSE**

300 S OWASSO BLVD E

Arby's **DUNKIN' DONUTS**
Joe's **McDonald's**
Cub FOODS **ALDI**
SUBWAY
LA DELICIOUS BREAD **BOB'S**

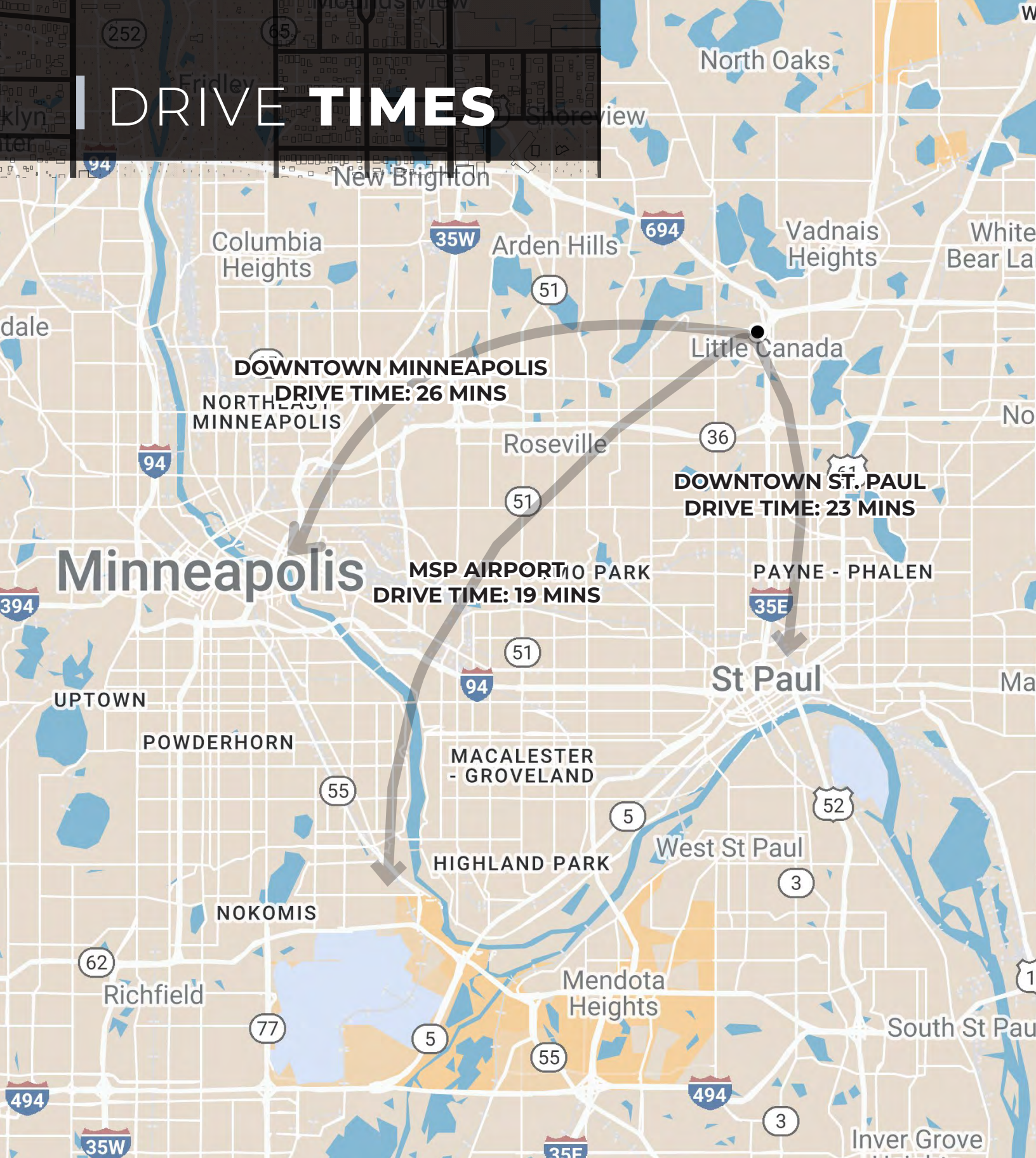
SNAP FITNESS · 24-7
Culver's **Fratallone's** **ACE Hardware**
JJ **NAPA** **EL SOMBRERO**
taste OF SCANDINAVIA bakery & café **TEAlicious BOBA**

MAPLEWOOD MALL **TOYOTA**
Sam's CLUB **Culver's** **Mercedes-Benz**
OUTBACK STEAKHOUSE **Lexus**
Olive Garden **COSTCO WHOLESALE**

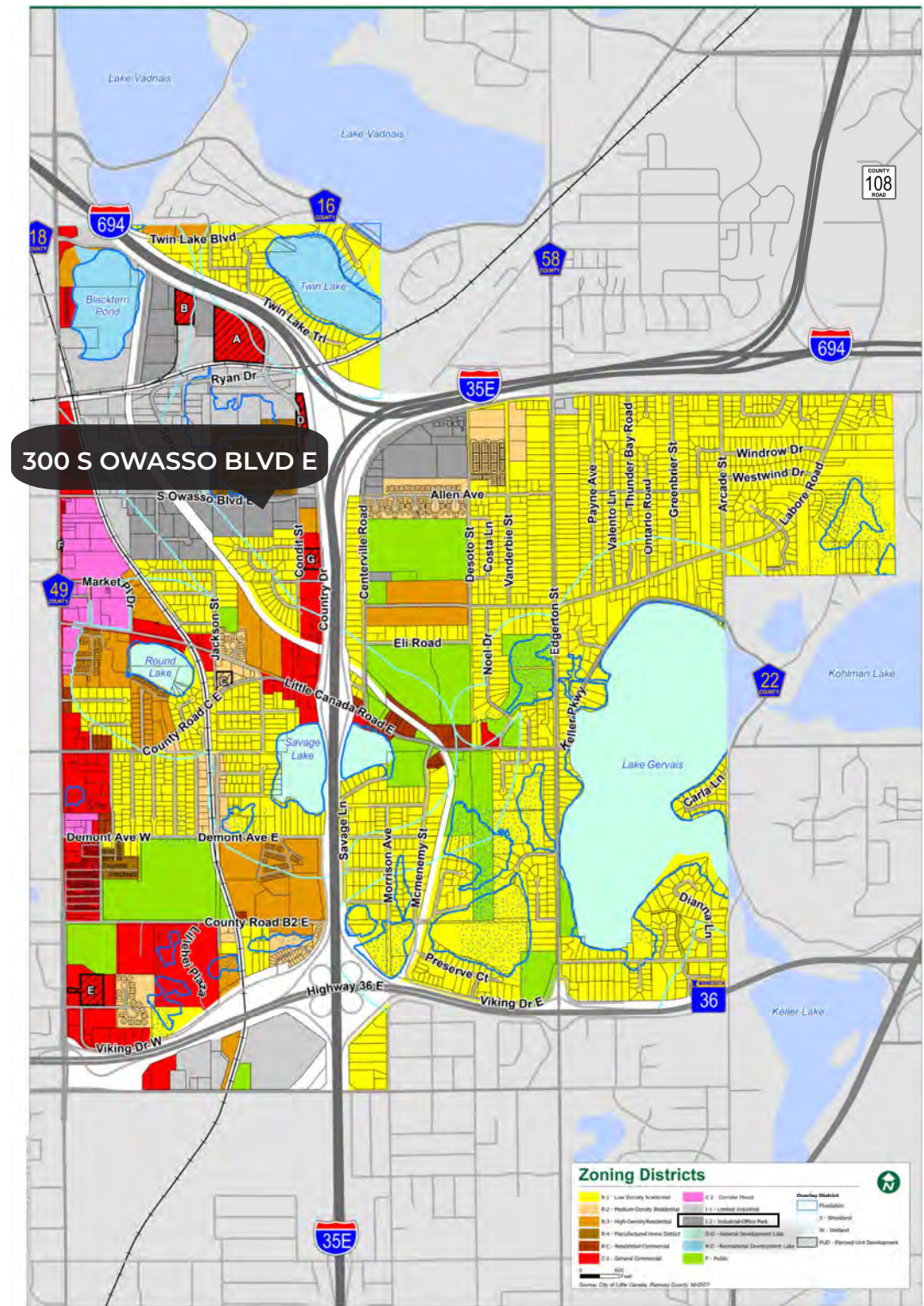
HIGHWAY ACCESS



DRIVE TIMES



ZONING MAP



THINKING BEYOND THE OBVIOUS



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