

For Sale or Lease

721 Industrial Blvd, Units B3 & B4

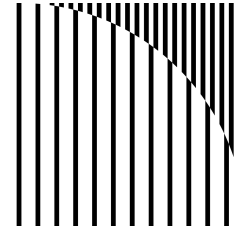


Location	721 Industrial Blvd, Watertown
Size: Ground Floor	1,490 SF Ceiling Height: 16-20 FT
Taxes	\$2,222 (Unit B3) \$2,274 (Unit B4)
Year Built	2022
Overhead Door	10-14 Ft
PID Numbers	856010150 & 856010160
Possession	Immediately
Price	\$210,000 per unit, lease rate negotiable

Laura Hotvet
REALTOR®
M: 612.816.7537
laura.hotvet@compass.com

Property Details

These versatile units offer a perfect blend of space, flexibility, and value. Units B3 & B4 provide the perfect home for an RV, boat, or car collection, while also offering space for a workshop, studio, or business needs. With low-maintenance construction, modern amenities, and a growing demand for secure, flexible spaces, these units are positioned as smart, long-term investments. Whether personal use or renting them to others in need of premium storage, this space delivers income potential alongside convenience. Located in Watertown — just a short drive to the Twin Cities — this property combines small-town accessibility with metro proximity, making it attractive to both users and investors.



721 Industrial Blvd, Units B3 & B4



SCHOOLS

- Watertown-Mayer Extended Year, 1.53mi
- Wm - Connections, 1.60mi
- Watertown-Mayer Middle School, 1.62mi
- Watertown Mayer High School, 1.62mi
- Christ Community Lutheran School, 1.62mi

RESTAURANTS

- Subway, 0.95mi
- The Cookie Store, 0.96mi
- Luce Line Lodge, 1.21mi
- La Catrina Restaurante & Bar, 1.22mi
- China B1, 1.25mi
- Leonardo's Ristorante, LLC, 1.29mi
- PAPA D'S ITALIANICE, 1.31mi
- Farmer's Plate

Hometown Cafe, 1.34mi

PARKS

- Riverpointe Park, 0.54mi
- Highland Park, 0.87mi
- Rails To Trails, 1.19mi
- Watertown Pocket Park, 1.28mi
- City Center Park - Watertown, MN, 1.36mi
- Old Mill Park, 1.37mi
- Grove Street Park, 1.39mi
- Madison Green Park, 1.42mi
- Gnomewood Forest, 1.71mi

ENTERTAINMENT

- Watertown Library, 1.20mi
- Hearthside Books, 1.25mi
- Laurie's of Watertown, 1.36mi

Property Specs

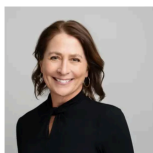
Zoning: Business/Commercial

Parking: Direct-to-unit garage spaces + visitor parking

Amenities: Climate control in-floor heat & full air conditioning, floor drains, washer/dryer hookups, private restroom

Utilities: Natural gas, city water & sewer, fiber optic internet

Ideal Uses: Workshop, hobby space, small business, storage, or hangout



Laura Hotvet
Compass Commercial
M: 612.816.7537
laura.hotvet@compass.com

Compass
37 Water Street
Excelsior, MN
55331