



OTSEGO INDUSTRIAL LAND

Sales Price: Negotiable

Lot Size: 121.84 Acres, 70+ Acres Usable

9400 65th St NE, Otsego, MN 55301

Joseph Elam, Broker
320.282.8410
JElam@Crs-Mn.com



PROPERTY LOCATION

- * Great Location with 94 Visibility
- * Businesses in the Area Include:
GCC Concrete, Cumming Mobility, All States Paving,
Lube Tech, JK Storage

TRAFFIC COUNTS - 2024

- * I-94 - 65,079 VPD
- * 65th Street - 10,098 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

9400 65th St NE, Otsego, MN 55301

Sales Price
Negotiable

Lot Size	121.84 Acres (70+ Acres Usable)
Wright County PIDs	118-800-342402 118-800-342401 118-800-342403 118-800-273400
Taxes 2025	\$8,708.00
Zoned	Guided Industrial
Other	* Wright Hennepin Electric Provider * City Services Coming Soon * Pro Development City * Outdoor Storage Potential * Potential Rail Access



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

PERMITTED USES

11-86-2: PERMITTED USES:

The following are permitted uses in an I-2 District:

- A. Adult education, trade, vocational and other public or private postsecondary education schools.
- B. Breweries and small breweries.
- C. Building materials sales.
- D. Cannabis businesses; delivery, medical cannabis retailer, and transporter only, subject to the provisions of chapter 35 of this title.
- E. Commercial printing establishments.
- F. Compounding, assembly, packaging, treatment, or storage of products and materials.
- G. Data centers.
- H. Distilleries and micro-distilleries.
- I. Distribution centers.
- J. Essential services other than transmission pipelines and transmission or substation lines in excess of thirty three (33) kilovolts and up to one hundred (100) kilovolts.
- K. Governmental and public utility buildings and structures, City of Otsego only.
- L. Laboratories, research and development facilities.
- M. Manufacturing, machining and assembly.
- N. Offices.
- O. Transportation terminals.
- P. Warehousing.
- Q. Wholesale business. (Prior Code § 20-86-2; amd. Ord. 2017-14, 11-13-2017; Ord. 2021-25, 12-13-2021; Ord. 2024-14, 12-9-2024)

4 MINUTES TO THE 94 INTERCHANGE

