

FLEX-USE COMMERCIAL GARAGE SUITES

TBD 71st Street
Otsego, MN 55301



FEATURES:

- 1,680-11,880 Square Feet Available
- Heat/Water/Electric & 12'x14' Overhead Door
- 18' Ceiling Heights
- Additional Mezzanine Space (optional)
- Zoning: I-2 General Industrial
 - Wide range of allowed uses
- Direct visibility (46,000+VPD) and quick access to Interstate 94.

CONTACT:

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Cell: 612.242.1653

Email: sales@acgproperty.com

WWW.ACGPROPERTY.COM



LEASE RATE:
\$2,000 PER MONTH

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10 ACRES INDUSTRIAL LAND / PRIME I-94 FRONTAGE

6593 Kadler Ave
Albertville, MN 55301

FLEX-USE GARAGE SUITES

Available November/December 2025. Reservations being taken for new construction flex-use commercial garage suites in the I-94 West Industrial Park. I-2 zoning allows for a wide variety of uses. Available square footages range from 1,680-11,880. Additional mezzanine space can be added. Unit features include natural gas heat, 200-amp service, roughed-in 3/4-bathroom, wash tub, hose bib, 5" concrete w/ floor drain, 12'x14' overhead door, 18' ceilings. Attractive building with great curb appeal. Complex has direct freeway visibility and is less than 2 miles from the Albertville Interstate 94 on/off ramp.

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AERIAL MAP



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COLOR RENDERING



ATION - NORTH



OUTH

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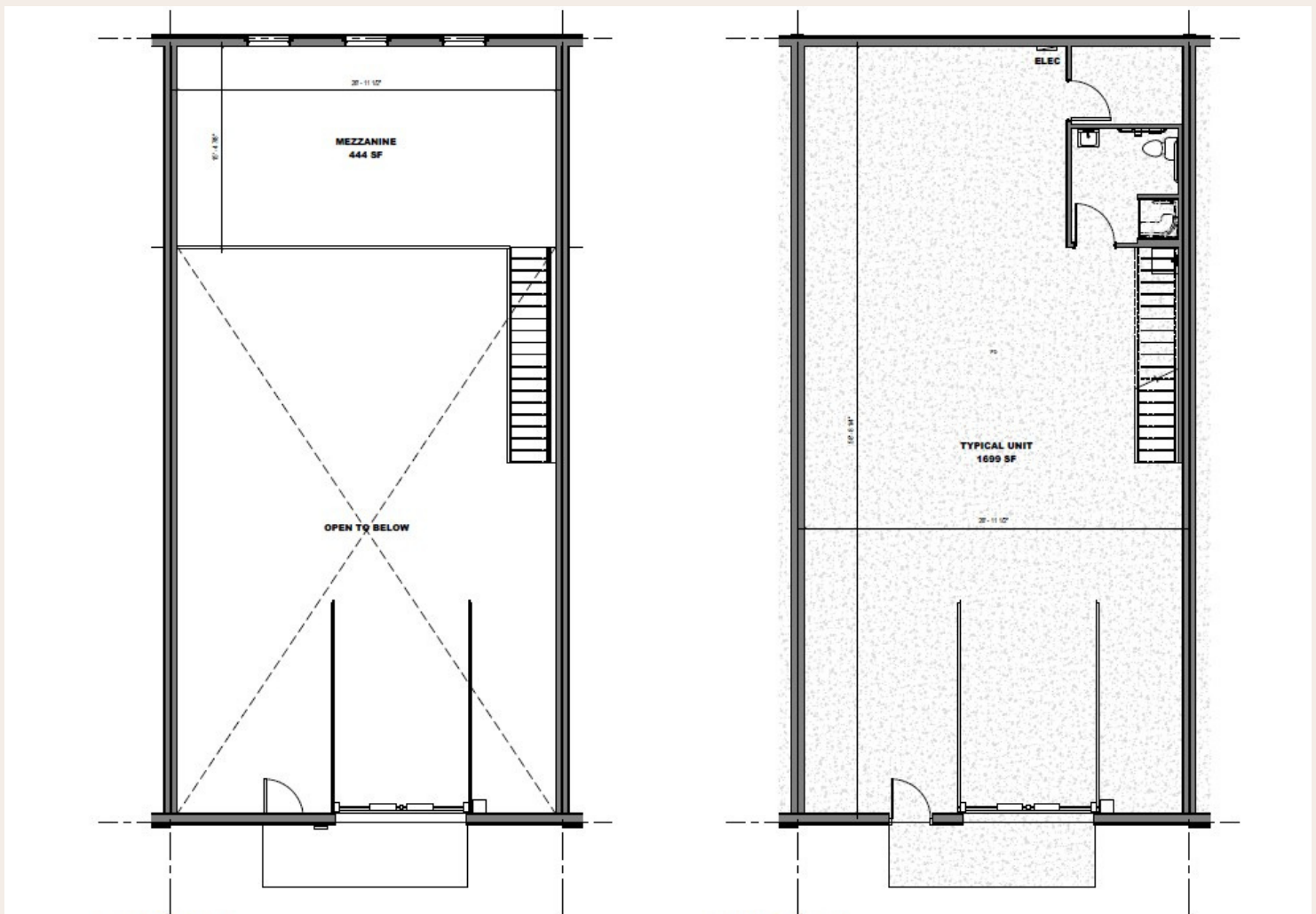
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TYPICAL FLOOR PLAN



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