

Excellent Manufacturing/Warehouse...

3249 S County Road 45, Owatonna, MN 55060



Price: \$4.00 /SF/Yr

Building can be used for either manufacturing, warehouse, repair facility, or trucking depot.

14 Overhead cranes throughout building

15 Drive in doors

4 Loading Docks - More Possible

Rent is Negotiable

17.8 acres

Building is a total of 147,000 sq ft. This total is made up of 4 distinct sections:

Section 1). is 8,200 sq ft of office at the front of the building.

Section 2). is 17,600 sq ft of repair bays with 5 drive in 14'x14' doors, 3 overhead cranes, and larger office area. Ideal for trucking operation.

Section 3). is 18,000 sq ft of shipping/receiving/warehouse and has 2 loading docks and 3 drive in doors.

Section 4). is 103,200 sq ft of manufacture/warehouse/ storage space with 7 drive in 14'x14' drive in doors, 11 overhead cranes, 31' peak height, offices, lunch room and washrooms. This section of building has 4 bays that are 55' wide x 450' long and the overhead cranes run the full length in 3 of these bays. The overhead cranes are 2 Ton, 5 Ton & 10 Ton LED Lighting

Property is in Owatonna, Minnesota

1 hour south of Minneapolis/St. Paul, just off the I-35

3 minutes to I-35 and Hwy 14 intersection

Former Caterpillar manufacturing building can be

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Higher ceilings in shop area. Good for warehouse, manufacturing repair or trucking.

15 large truck style drive-in doors

Approximately 15 overhead cranes 2-ton to 10-ton

4 Exterior Loading Docks

Lots of office furniture available if needed

Computer room already in place.

There are also plenty of office space for your staff, with a large bullpen area for a larger dispatch team or the like.

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Office Section of Building



R & D Section of building with 5 drive-in doors and several overhead cranes

Listing spaces

1st Floor

Space Available	8,200 SF
Rental Rate	\$4.00 /SF/Yr
Contiguous Area	147,000 SF
Date Available	Now
Service Type	Triple Net
Built Out As	Standard Office
Office Size	8,200 SF
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1). 8200 sq.ft. 2 Floor offices front of building2). Reception area, 3). 3 conference rooms, 4). 5 bathrooms, 5). Numerous private offices, 6). Computer room,7). Bull pen area,8). Partially furnished

1st Floor

Space Available	17,600 SF
Rental Rate	\$4.00 /SF/Yr
Contiguous Area	147,000 SF
Date Available	Now
Service Type	Triple Net
Office Size	5,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

1). Space has large office area with private offices and bull pen area. Includes desks and dividers.2). Also warehouse area divided into 5 areas with 5 large 14' x 14' drive-in doors.3). Also contains a couple of 2 ton overhead cranes4). Lots of power

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Warehouse Section of Building with 3 drive-in doors and 2 loading docks



Mfg Section of Bldg - Front view

Listing spaces

1st Floor

Space Available	18,000 SF
Rental Rate	\$4.00 /SF/Yr
Contiguous Area	147,000 SF
Date Available	Now
Service Type	Triple Net
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

1st Floor

Space Available	78,200 - 103,200 SF
Rental Rate	\$4.00 /SF/Yr
Contiguous Area	147,000 SF
Date Available	Now
Service Type	Triple Net
Office Size	6,200 SF
Space Type	Relet
Space Use	Industrial
Lease Term	Negotiable

1). Offices on 2 stories with large lunch/break room2). Large facility washrooms - 3 total.3). 7 large, 14' x 14' overhead drive-in doors4). 11 large overhead cranes from 2 ton to 10 ton. Cranes are approximately 55' wide and travel 455' long.5). Radiant heaters6). Set up for heavy manufacturing or could be used for warehouse.7). 26' to the eaves8). 31' to the peak9). Large area set up with welding plugs, welding jibs and air exhaust system10). 110 volt plugs throughout building11). Compressed air lines throughout building12). Larger clean room area beside office area.

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Property Photos



Mfg Section of Bldg - Rear view



Mfg Section of Bldg - Rear overall view

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Property Photos



Bay #1 with 5 & 10 Ton Crane



Bay #2 - with Office area

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Property Photos



Bay 3 E-W

Bay #3 with 5 Cranes-2 & 5 T



Bay 4 E-W

Bay #4 with 4 Cranes-2 & 5 T

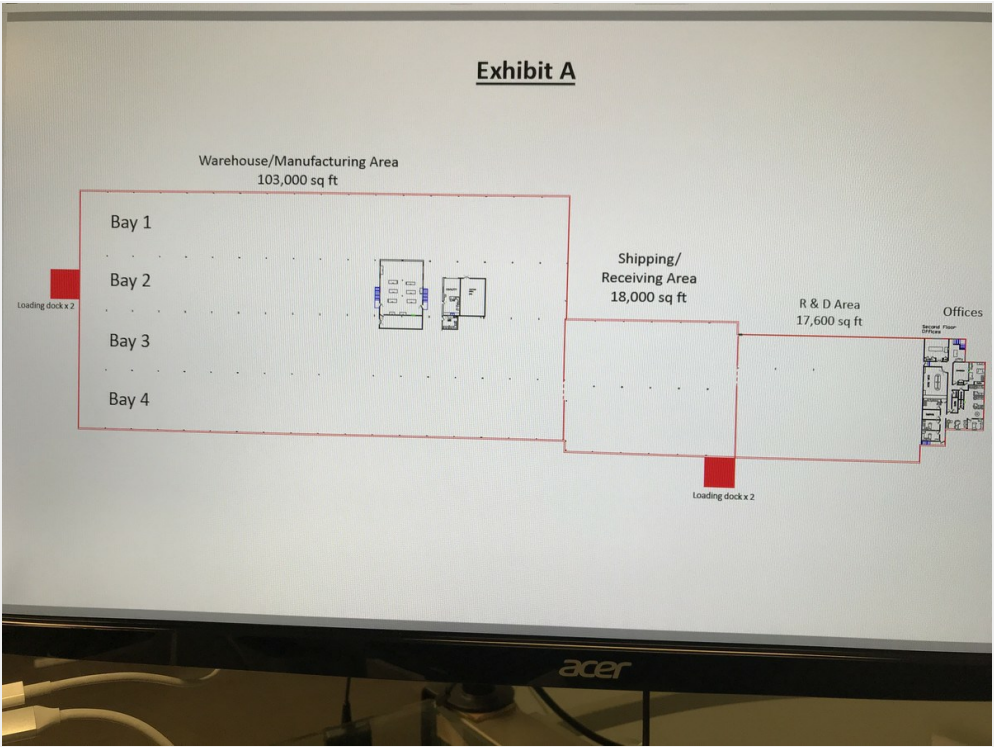
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Property Photos



Shipping/Receiving Area



Building Sections Plan

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Property Photos



Entire Building with Parking Lot

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Location

