



FOR LEASE

151 24th Avenue NW
Owatonna, Minnesota



PROPERTY HIGHLIGHTS:

- 200,000 SF Facility
- Situated on 14.85 Acres
- Immediate access to Interstate 35W, Exit #41
- 17' sidewall, 27' clear height at center
- Zoned I-1 Industrial
- Trailer parking available
- 45 minutes South of Twin Cities metro area
- Available 4/1/2021
- Steele County PID(s): 17-322-0205/0206/0207



Christine Rotthoff, CCIM
Broker | President
Mobile/Text: 952-210-8812
Email: crotthoff@charter.net

ArisecommercialMN.com

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BUILDING SPECIFICATIONS:

Building Size	200,000 sf 180,000 sf mfg./warehouse, 20,000 office
Available Space	200,000 sf , Blueprints available digitally
Addition Potential	100,000 sf
Lot Size	14.85 Acres
Year Built	1985 and 1986
Clear Height	17' Side Wall, 27' Floor to Ceiling at Center
Zoning	I-1 Industrial
Column Spacing	25' x 50'
Sprinkler	Yes
Loading	5 docks, 2 drive in, 1 below floor semi-bed
Crane	1 (10) ton
Trailer Parking	30+
Power	Two 1200 Amp 277/480 volt 3-phase
Lighting	T-8 Motion fixtures
Floor	6" concrete slab on grade

TERMS AND EXPENSES:

Lease Rate & Term	Negotiable
2020 Tax and Ins.	0.65 psf Property Tax 0.07 psf Property Insurance 0.72 psf Total plus CAM



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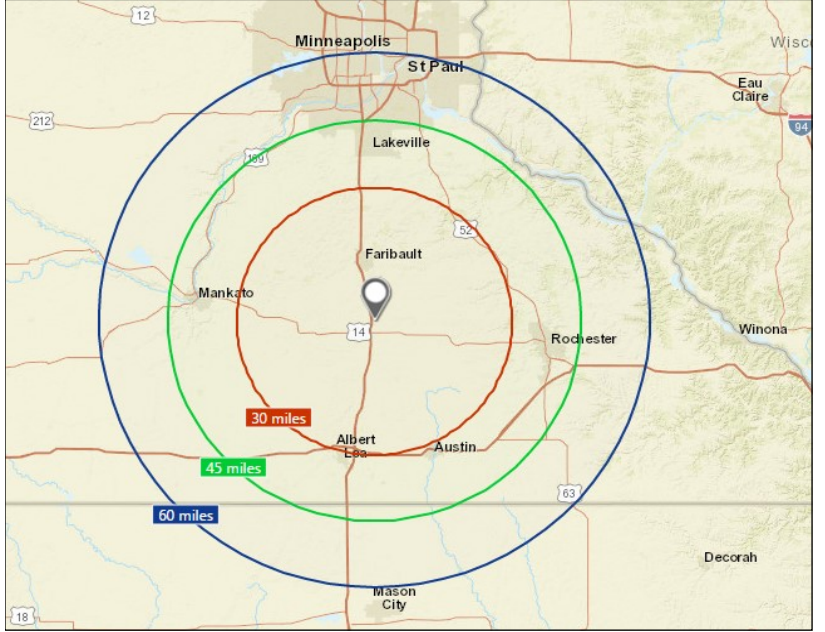
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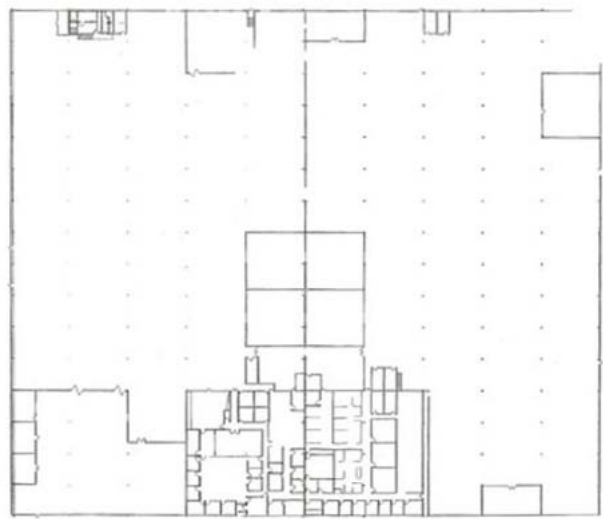


COMMUNITY PROFILE:

	30 miles	45 miles	60 miles
Population Summary			
2000 Total Population	161,133	608,457	1,843,682
2010 Total Population	175,606	696,618	2,011,424
2016 Total Population	180,057	726,905	2,101,834
2016 Group Quarters	9,705	21,403	42,803
2021 Total Population	183,531	755,693	2,185,689
2016-2021 Annual Rate	0.38%	0.78%	0.79%



FLOOR PLAN: Blueprints available on request



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