



FOR LEASE

900 30th Place NW

Owatonna, Minnesota



PROPERTY HIGHLIGHTS:

- 43,117 SF Available
- Situated on 11.12 Acres
- Easy Access to I35W and Hwy 14
- 17' Ceiling Height, Clear Span Space
- Dock and Drive in Loading
- Outdoor Storage Available
- Trailer Parking On Site
- Zoned I-2 Heavy Industrial



Contact Listing Agent for Details:
Christine Rotthoff, CCIM
President/Broker
Mobile/ Text: 952.210.8812
Email: crotthoff@charter.net
www.AriseCommercialMN.com



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Owatonna, Minnesota

BUILDING SPECIFICATIONS:

Building Size	66,000 GLA
Available Space	43,117 SF
Lot Size	11.12 Acres
Year Built	1980
Clear Height	20' Side Wall, 17'.63' Clear
Zoning	I-2 Heavy Industrial
Column Spacing	Clear Span
Sprinkler	Yes
Loading	(2) semi docks, (1) 12' x 14' Wash Bay Door, O/H Doors; (4) 20' x 16' and (1) 24' x 16'
Outdoor Storage	Available
Trailer Parking	Yes
Power	Two 800 Amp 120/208 volt 3-phase
Lighting	T-8 fixtures
Floor	6" concrete



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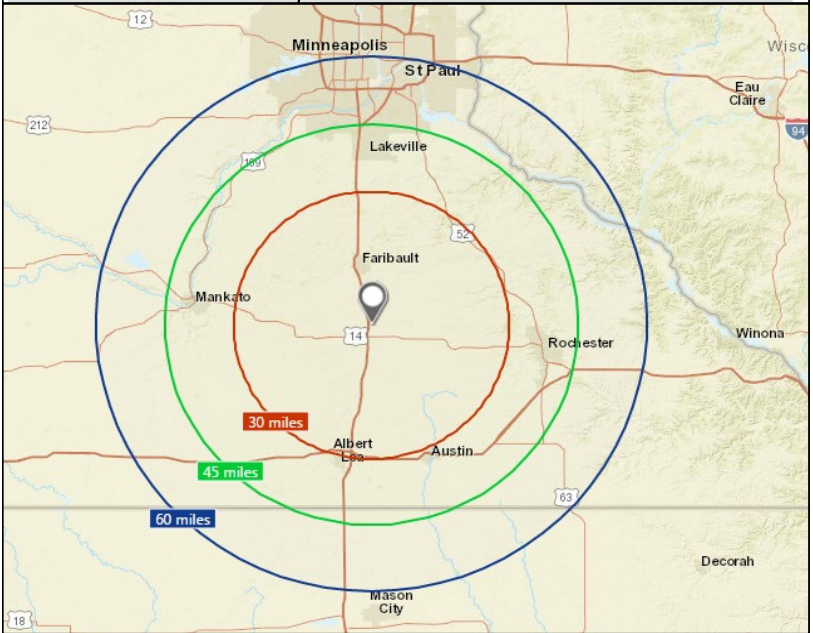
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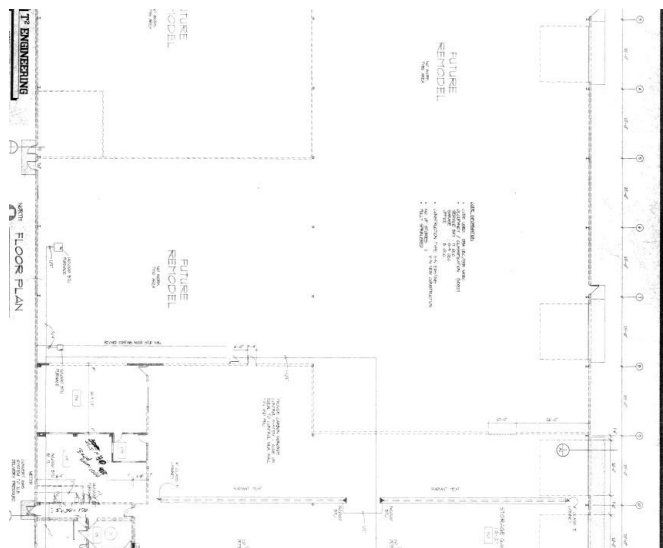


COMMUNITY PROFILE:

Population Summary	30 miles	45 miles	60 miles
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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