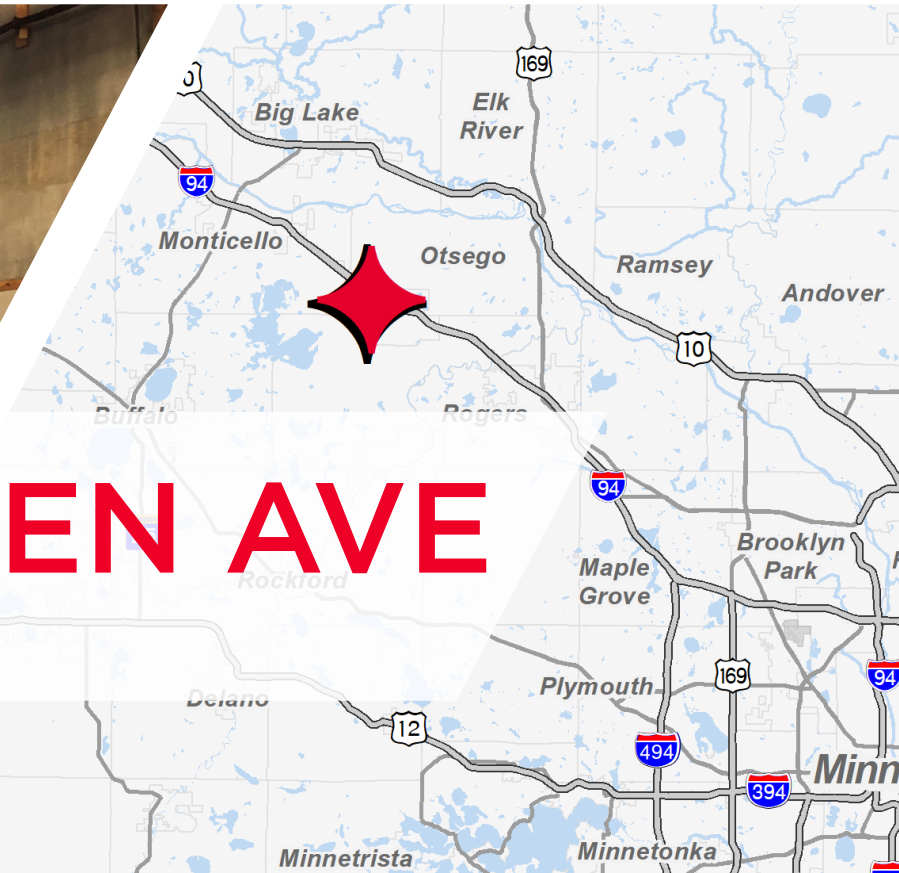


PRICE REDUCED



6551 JANSEN AVE

OTSEGO, MN

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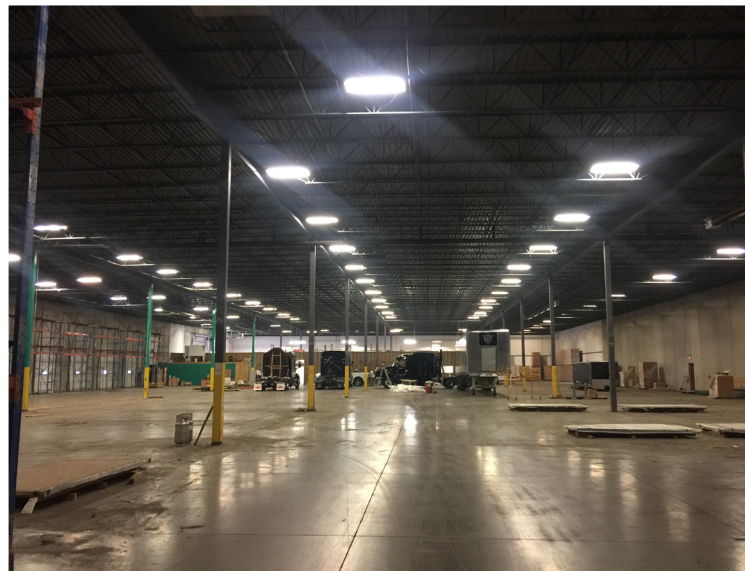
6551 JANSEN AVENUE OTSEGO, MN

Property Highlights

- Great visibility from I-94
- Heavy power
- ESFR fire protection
- 25 ton bridge crane
- Minutes from Albertville outlet mall
- Tenants in place

Building Features

Building Size	20,160 sf office 110,880 sf whse 131,040 sf total
Vacancy	31,856 sf
Land Area	7.9 acres
Clear Height	23' - 24'
Loading	10 docks 3 drive-ins
Lighting	Energy efficient T8 lights
Power	Heavy
Sprinkler	ESFR
2019 Tax & CAM	\$2.30 psf
2019 Taxes	\$131,764
Sale Price *Reduced*	\$6,484,500 (\$49.50 psf)



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6551 JANSEN AVE

Otsego, MN



OWNER/USER INVESTMENT SALE

5,000 SF - 110,000 SF Available / 31,856 SF Vacant



SECOND FLOOR

FIRST FLOOR



Vacant
31,856 SF Whse