



**FOR LEASE** | **127,280 SF**  
**299 JOHNSON AVE SW** | **WASECA, MN**

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**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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# PROPERTY HIGHLIGHTS



**MULTI-TENANT  
BUILDING WITH SEVERAL  
CONFIGURATION  
OPTIONS AVAILABLE**



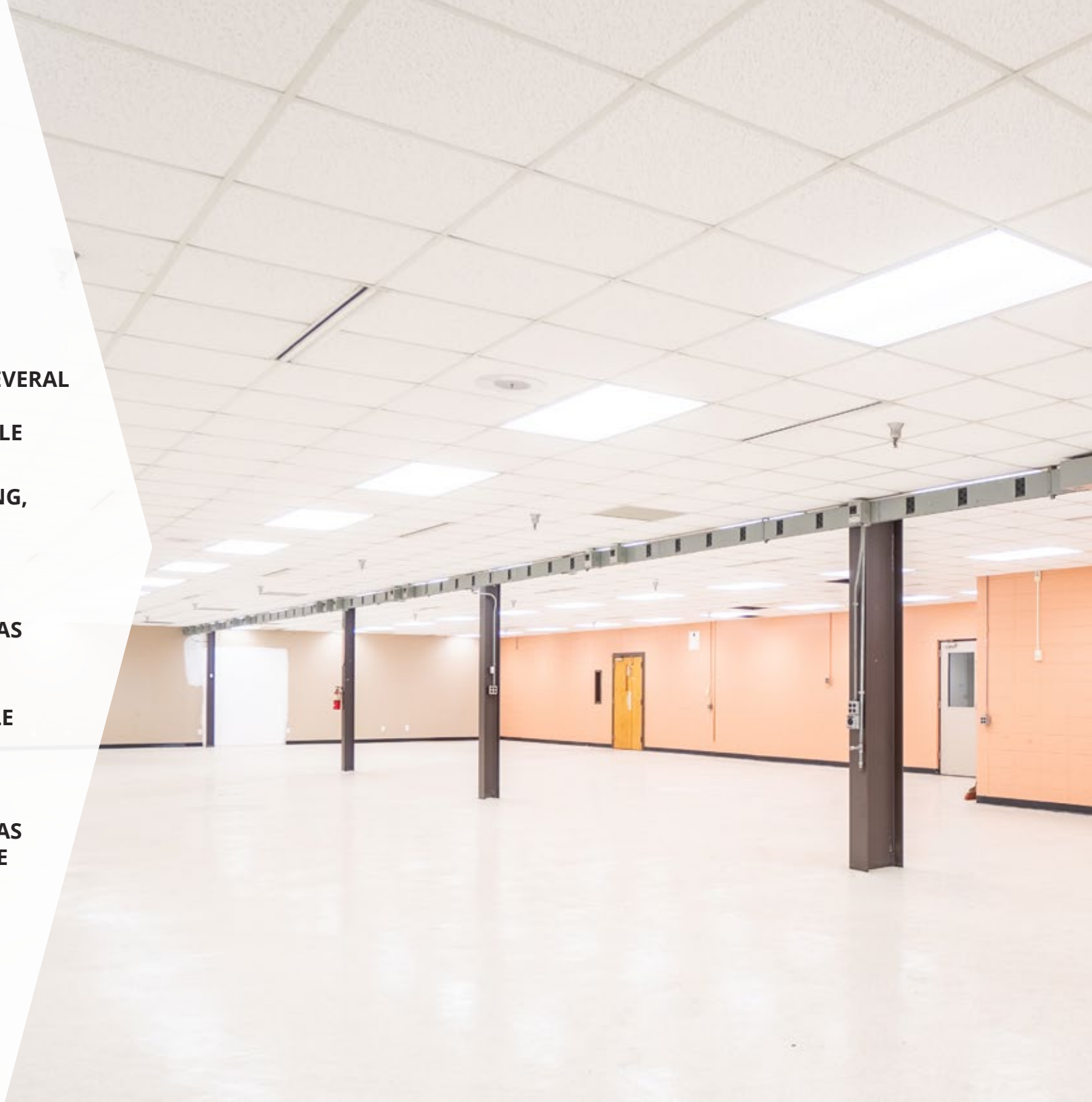
**EXTENSIVE DUCTING,  
COMPRESSED  
AIR, AND CHILLED  
WATER LINES  
THROUGHOUT  
PRODUCTION AREAS**



**VARIOUS CLEAR  
HEIGHTS, MULTIPLE  
DOCKS, AND TWO  
ELEVATORS**



**LARGE PAVED AREAS  
ALLOW FOR AMPLE  
PARKING AND  
TRUCK ACCESS**



# PROPERTY DETAILS

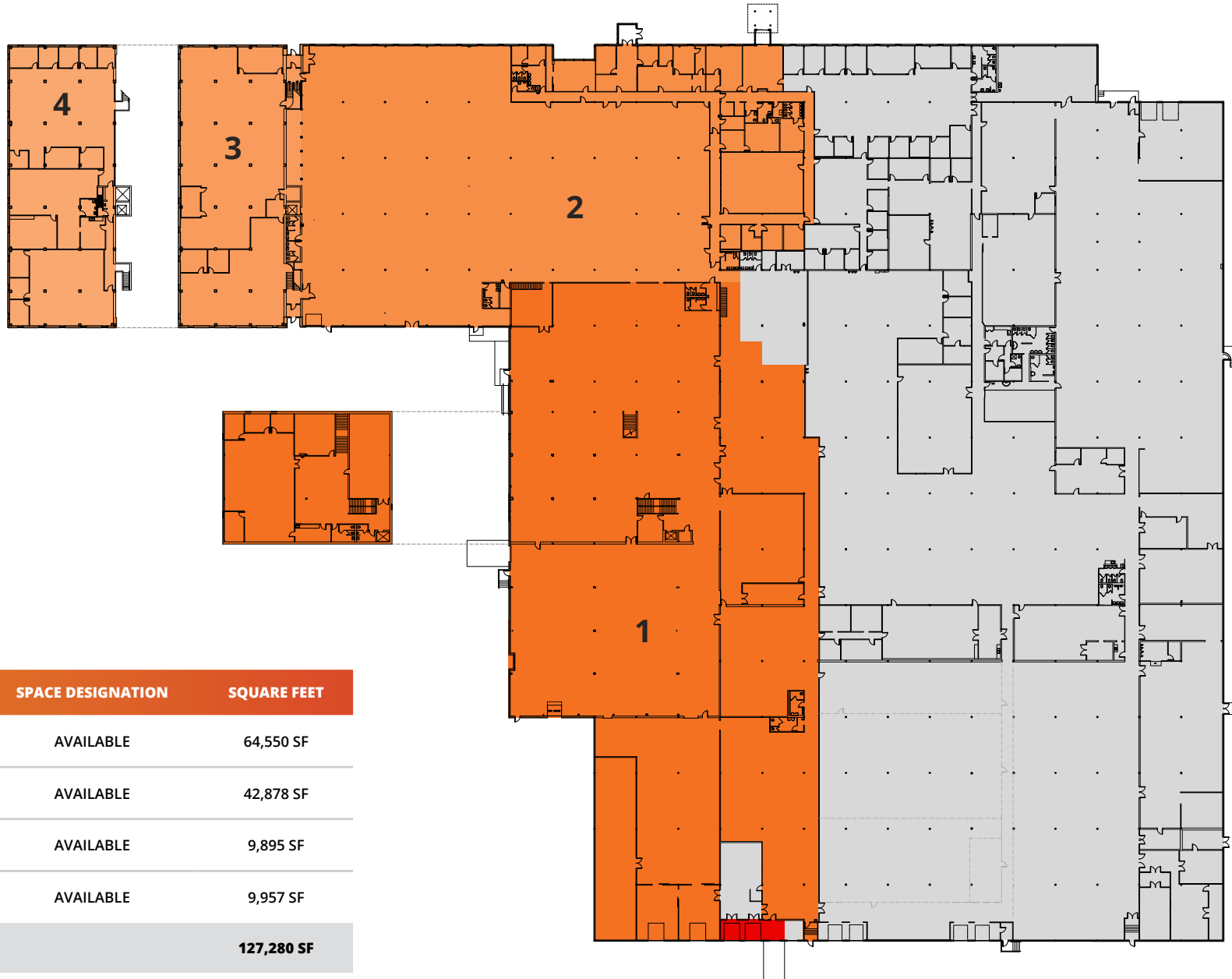
299 JOHNSON AVE SW | WASECA, MN

AVAILABLE SPACE	127,280 SF
MINIMUM DIVISIBLE	9,895 SF
FLOORS	2
ELEVATORS	2
DOCK DOORS	6
DRIVE-IN DOORS	2
CLEAR HEIGHT	10' - 22'
ROOF	TPO (2023)
WALLS	Concrete Block/Stucco
FLOORS	6" Reinforced Concrete
YEAR BUILT	1954 - 1982
YEAR RENOVATED	2026
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent
POWER	Heavy
PARKING	575 Surface Spaces
LAND AREA	20.71 Acres
ZONING	I-2 Moderate Industry District
PARCEL ID	17.018.2200   17.126.0290
OPEX ESTIMATE	<b>\$1.03/SF</b>



# FLOOR PLAN

299 JOHNSON AVE SW | WASECA, MN



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	64,550 SF
2	AVAILABLE	42,878 SF
3	AVAILABLE	9,895 SF
4	AVAILABLE	9,957 SF
<b>TOTAL</b>		<b>127,280 SF</b>

# LOCATION MAP

299 JOHNSON AVE SW | WASECA, MN

MN-14	0.1 MILES
WASECA AIRPORT	2.5 MILES
I-35	18 MILES
I-90	58 MILES
I-94	73 MILES
MINNEAPOLIS	78 MILES

