



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

ROBERT KRIEVALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM



PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



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



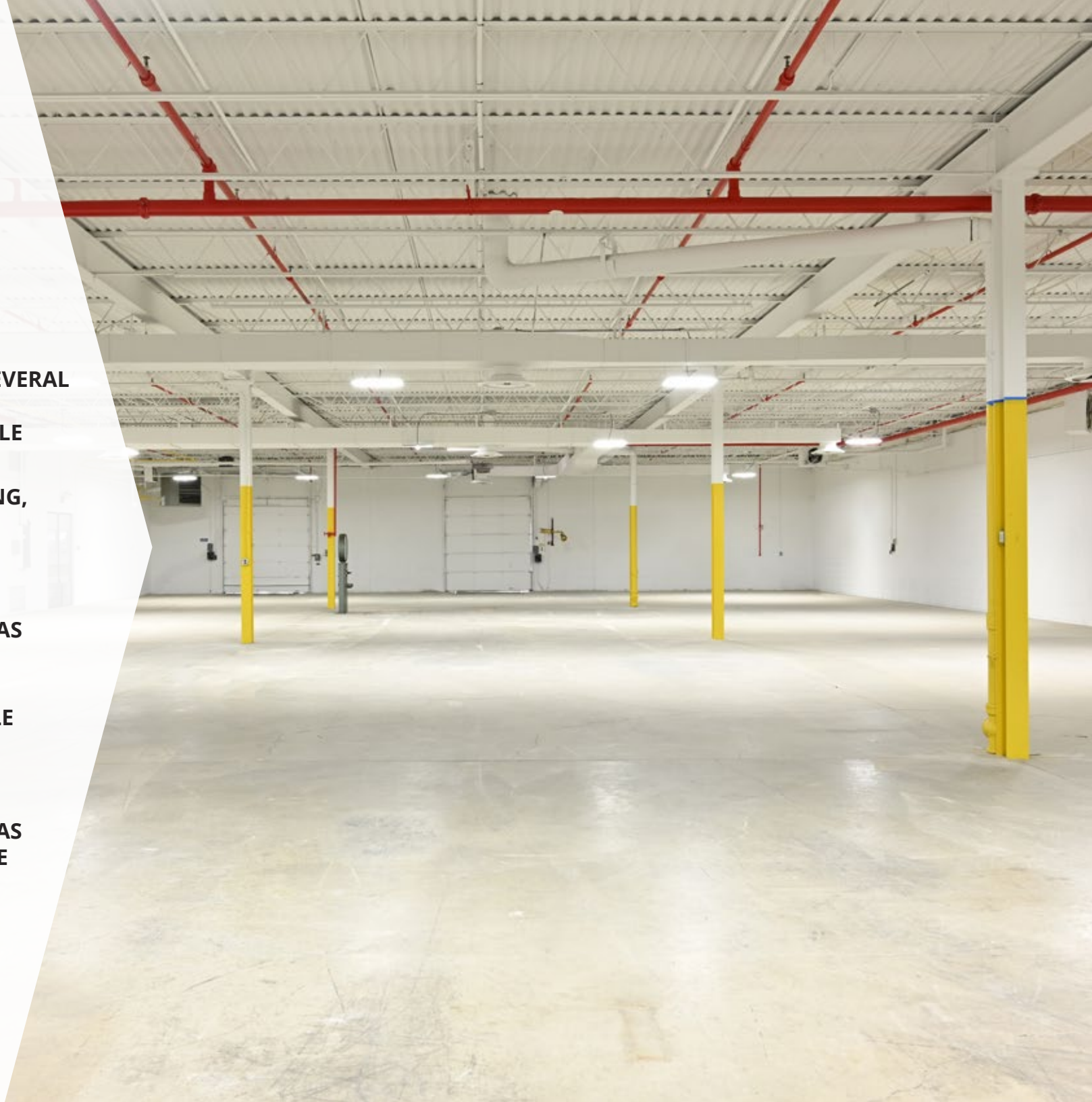
**EXTENSIVE DUCTING,
COMPRESSED
AIR, AND CHILLED
WATER LINES
THROUGHOUT
PRODUCTION AREAS**



**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	LED
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	\$1.03/SF

[VIEW MATTERPORT WALK-THROUGH OF SPACE 1](#)

[VIEW MATTERPORT WALK-THROUGH OF SPACE 1 - DOCKS](#)

[VIEW MATTERPORT WALK-THROUGH OF SPACE 2](#)

[VIEW MATTERPORT WALK-THROUGH OF SPACE 3 & 4](#)

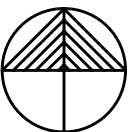


FLOOR PLAN

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
TOTAL		127,280 SF



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

