

FOR LEASE OR SALE | 127,280 SF

299 JOHNSON AVE SW | WASECA, MN

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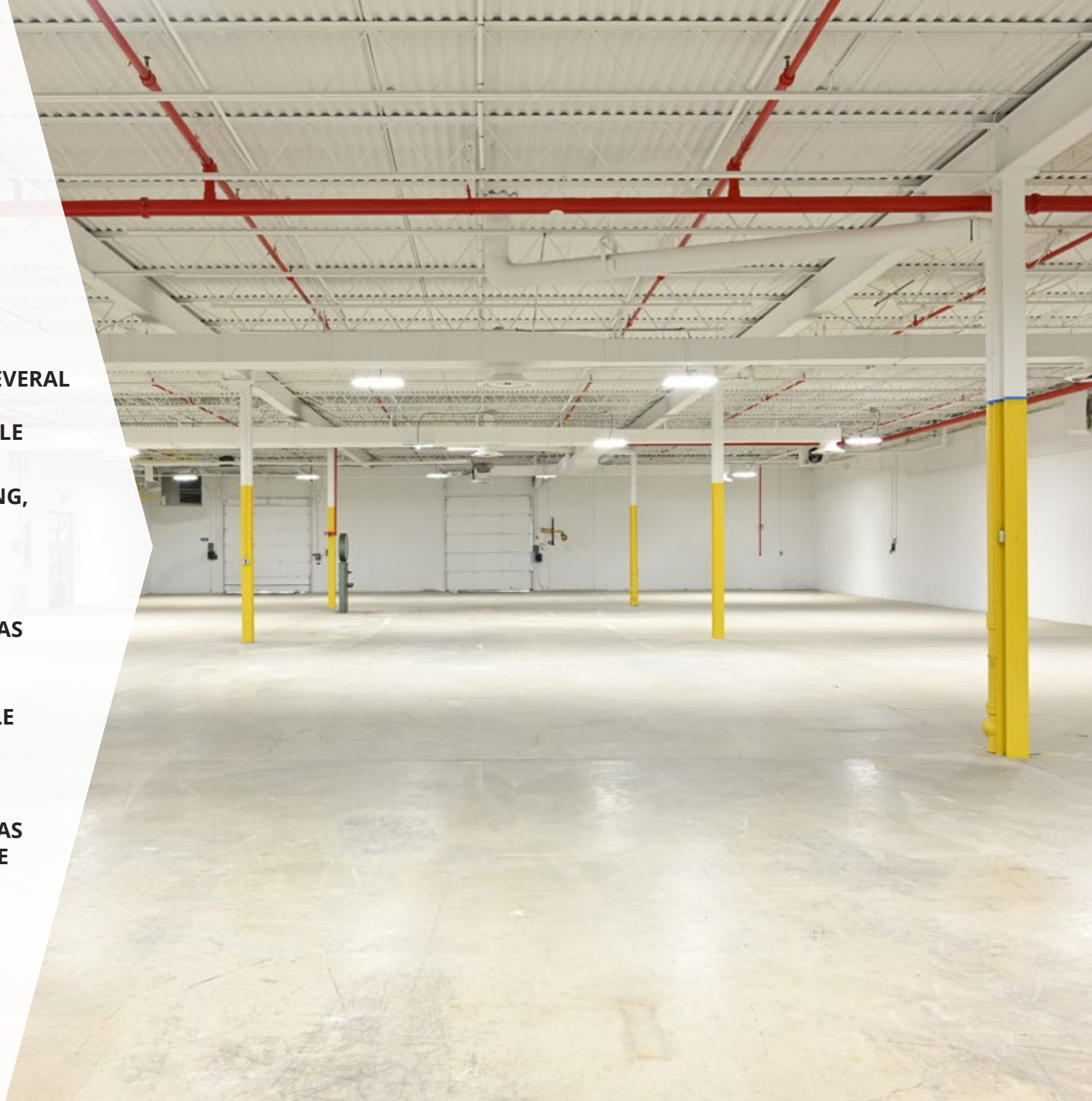
PHOENIX LOGISTICS

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	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

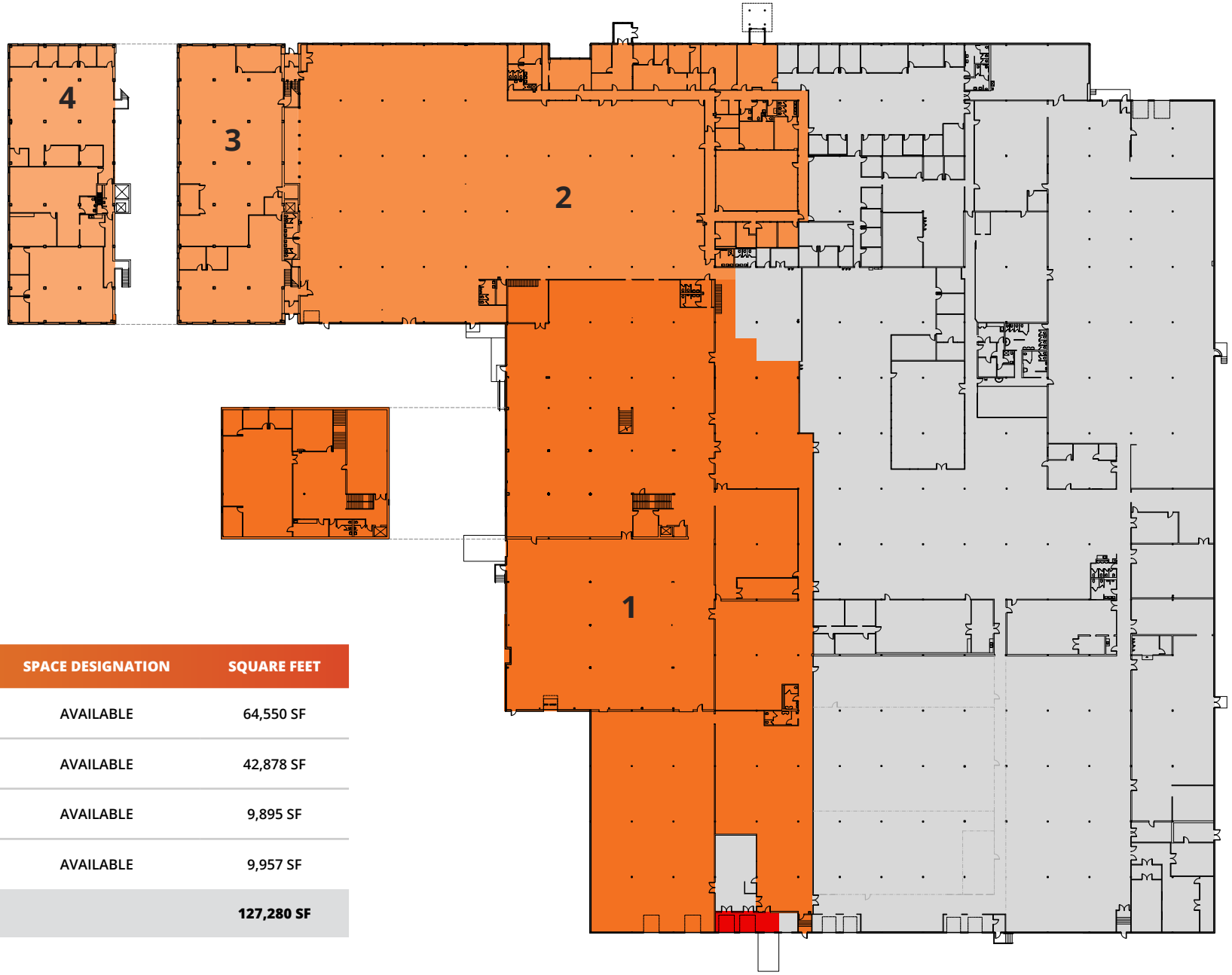
VIEW MATTERPORT WALK-THROUGH OF SPACE 3 & 4





FLOOR PLAN

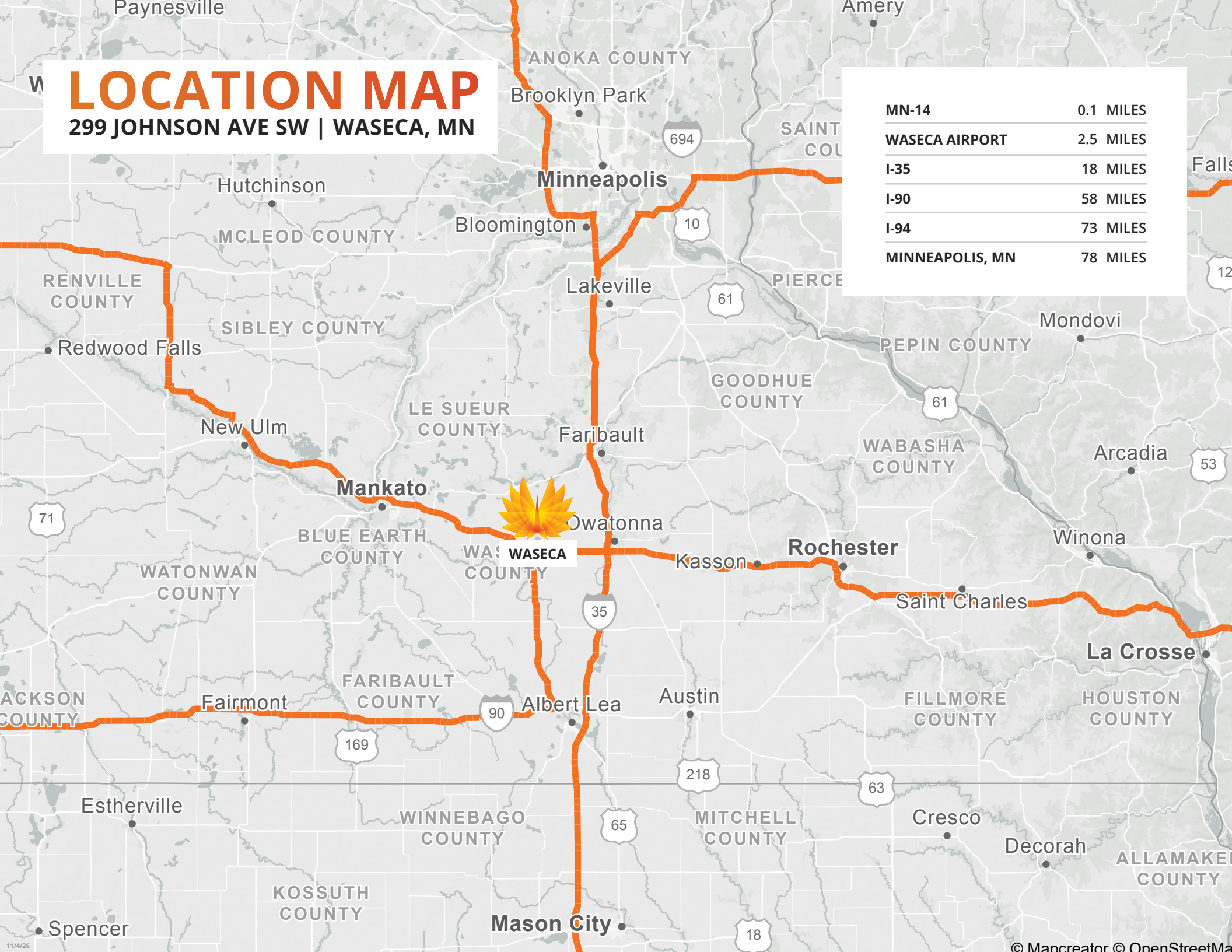
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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	64,550 SF
2	AVAILABLE	42,878 SF
3	AVAILABLE	9,895 SF
4	AVAILABLE	9,957 SF
TOTAL		**127,280 SF**

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, MN	78 MILES

11/4/26

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