

Arrow Real Estate Corporation

FOR SALE



6540 Jansen Avenue NE Albertville, MN 55301



SINGLE-STORY OFFICE/WAREHOUSE BUILDING

- Sale Price \$795,000
- Combined total of 13,500 square feet
 - Office/ 1,500 Square Feet
 - Warehouse/ 12,000 Square Feet
- Excellent location in the northwest quadrant of I-94 and Highway 19 in the rapidly growing city of Otsego/ Albertville, MN
- Visible from I-94
- 5.31 acre site
- (2) Docks and (1) Drive-in door
- Heavy Power
- 18' Clear Height

Arrow Real Estate Corporation

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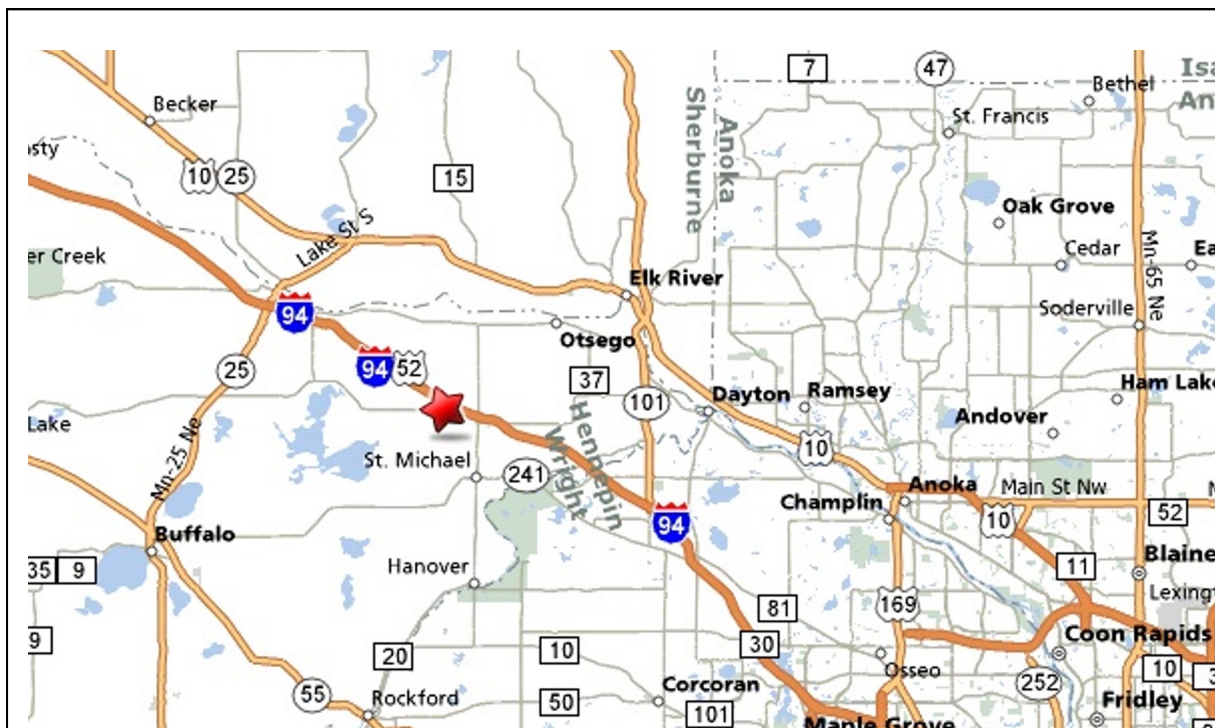
Building Facts

- Size: 13,500 square feet
- Year built: 1999
- Lot Size: 5.31 Acres
- Clear Height: 18'
- Roof: Built Up
- Column Spacing: 35x33'-4"
- Docks: (2) 9' x 9'
- Drive-Ins: (1) 12' x 14'
- 2008 Taxes: \$18,292
- Floor Thickness: 5" Slab on Grade
- Electrical Service: 600 amp / 240 volt / 3-Phase

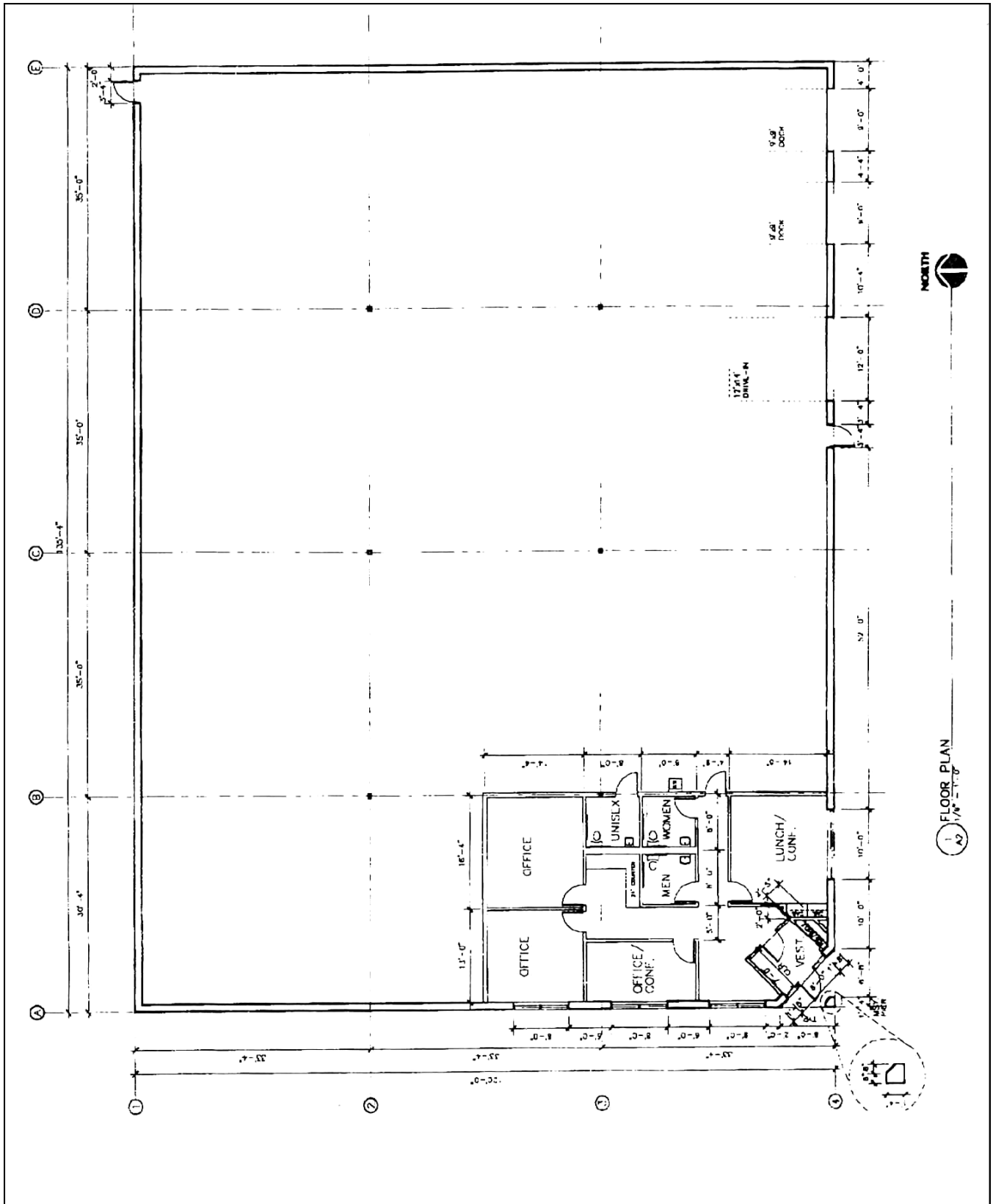
Aerial View



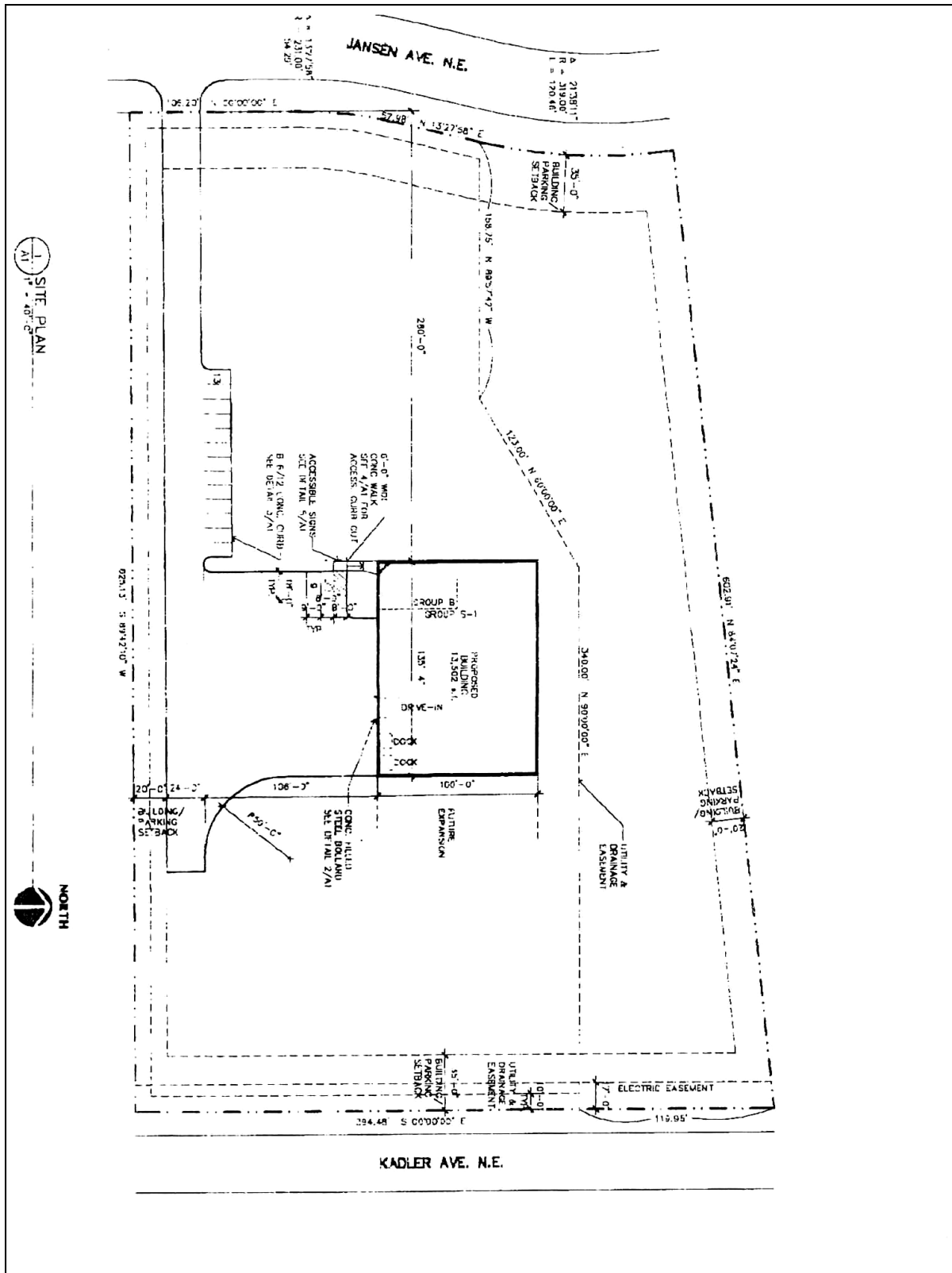
Map



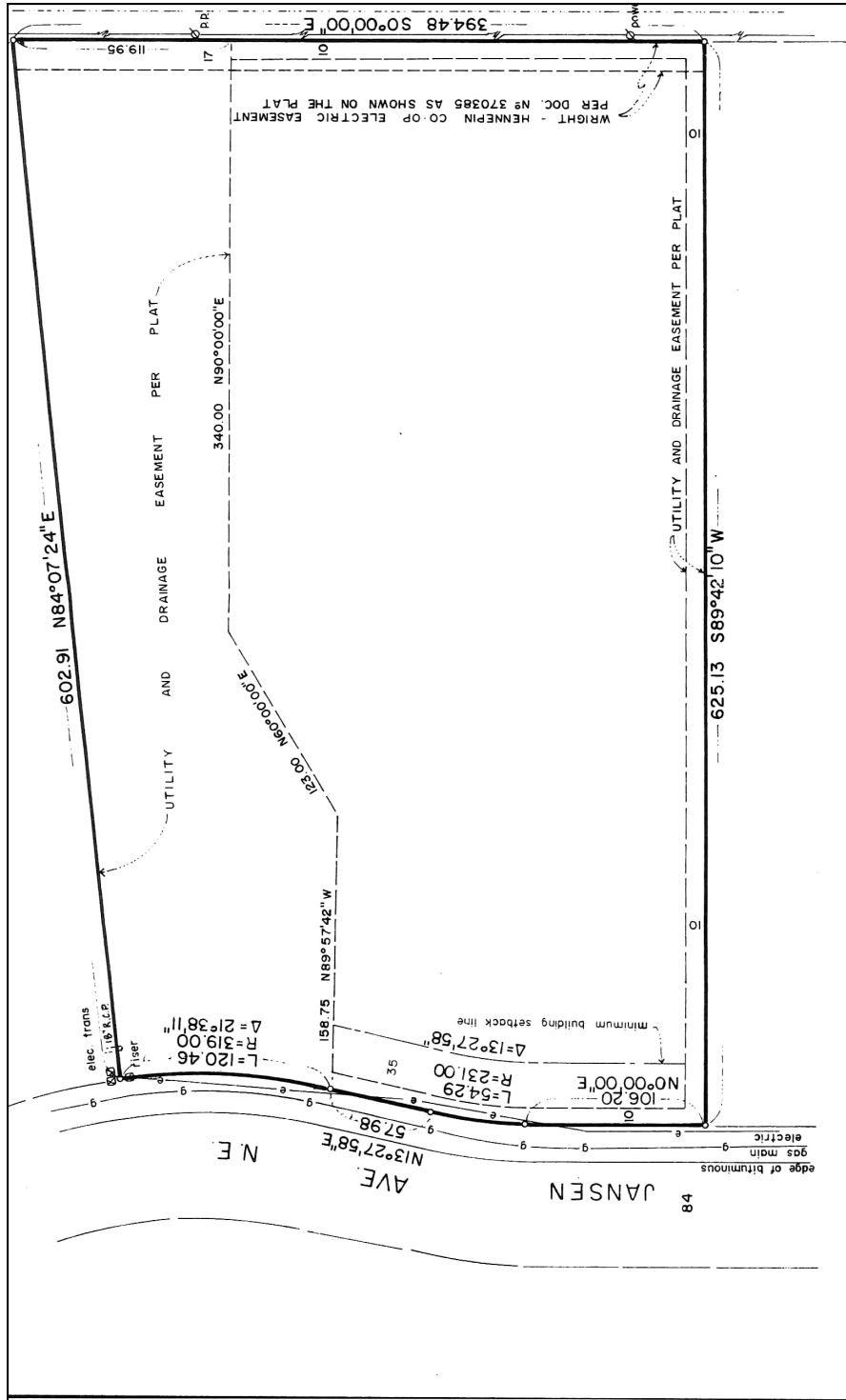
Floor Plan



Site Plan



Survey



P.I.N. Number: 118-158-001010

Area of Property - 223,523 Sq. Ft. (5.13 Acres)

Property is in Flood Zone X per Map and Panel Number
270747-0001 A dated September 30, 1992

Legal Description and easements per title commitment from
Commonwealth Land Title Insurance Company File No.
T9903343 dated February 22, 1999

Legal Description:

Lot 1, Block 1, Otsego Industrial Park 2nd Addition, Wright County, Minnesota

