



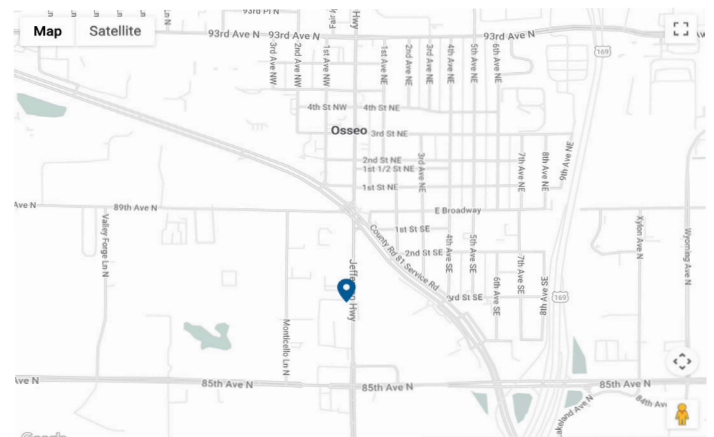
Warehouse For Lease

8661 Jefferson HWY Osseo, MN

Property Size	3,000 SF
Year Built	1960
Zoning	M
Primary Use	Warehouse
Lease Rate	Negotiable
Date Available	May 2026
Annual Taxes & Insurance	\$ 3.41/SF
Lease Type	NNN
CAM Expenses	\$ 0.75/SF

Located on Jefferson Highway, elevate your business footprint with this versatile space, 905 SF office suite and 2,095 SF warehouse unit. Layout design offers functional flexibility for light assembly and distribution.

- » Premium Office to warehouse
- » Easy access to CR-81, HWY- 169, I-649, and HWY - 610
- » Drive-in bay door 10ft x 10ft
- » Clear height 12ft
- » 200 AMP 120/240 Volt
- » Separately metered utilities



Mike Wiley
 (612) 490-7052
 mikewiley@wileyproperties.com

www.wileyproperties.com
 315 1st Avenue NE, Osseo, MN 55369

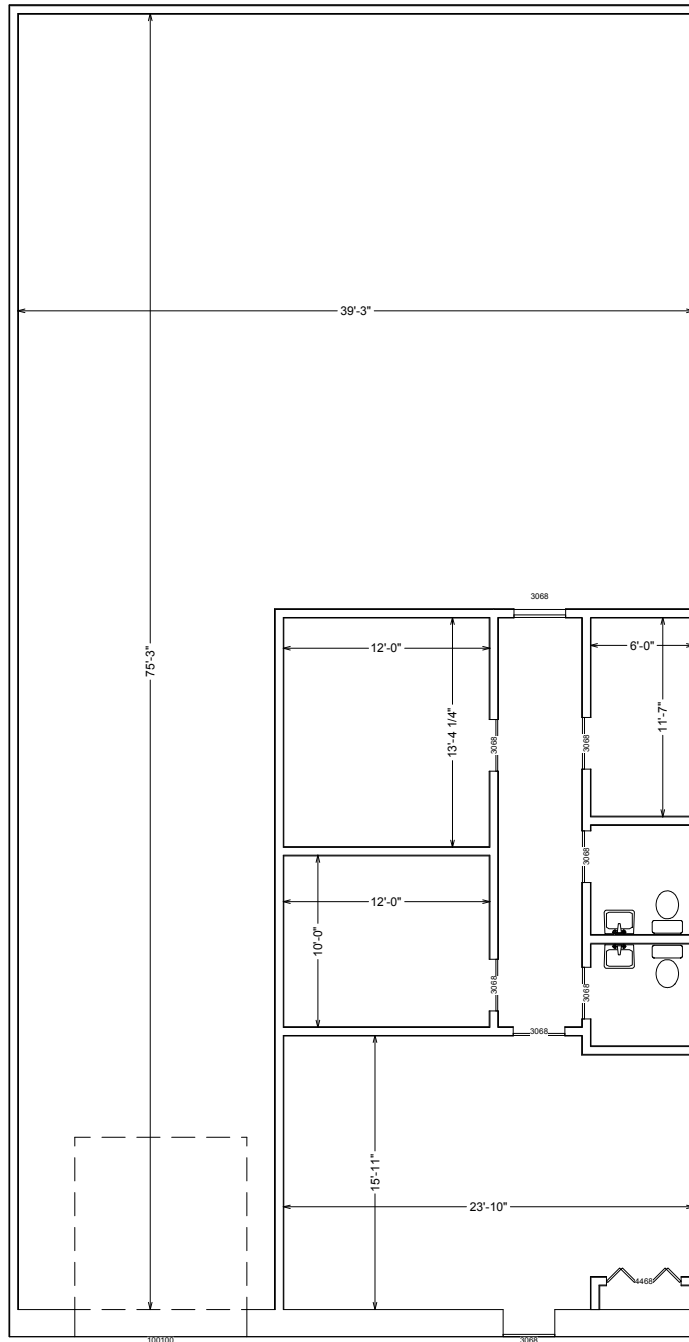


Photos



Property Profile

For Layout Purposes Only



Front

Building 8661 Jefferson Highway
Square Footage - 3,000 | Office - 975 | Warehouse - 2,025