



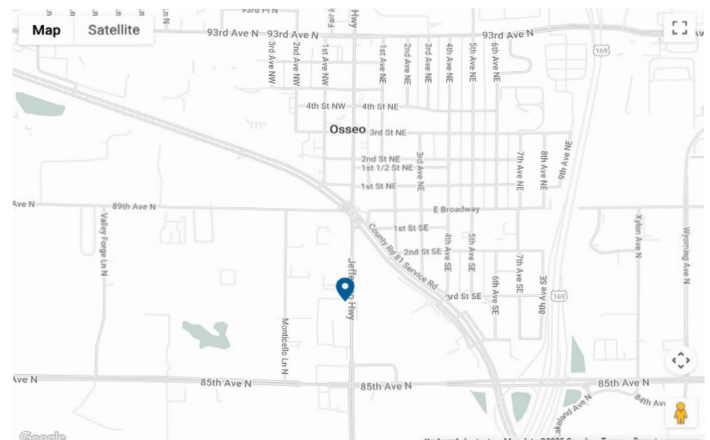
Warehouse For Lease

8661 Jefferson HWY Osseo, MN

Elevate your business footprint with this versatile 3,000 square foot facility situated directly on Jefferson Highway. Offering high traffic street level visibility to thousands of daily commuters, this property is designed for businesses that value easy accessibility and brand exposure. The interior features a well-appointed 975 SF office suite, providing a professional environment for administrative tasks or client receptions, while the remaining warehouse space offers the functional flexibility needed for storage, light assembly, or distribution.

- » Premium Office to Warehouse
- » Easy access to CR-81, HWY-169, I-694, and HWY-610
- » Drive-in bay door 10ft x 10ft
- » Clear height 12ft
- » 200 AMP 120/240 Volt
- » Separately meters utilities

Available Space:	3,000 SF
Zoning:	M
Primary Use:	Warehouse
Lease Type:	NNN
Lease Rate:	Negotiable
Annual Taxes & Insurance:	\$ 3.41/SF
CAM Expenses:	\$ 0.75/SF



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Photos



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For Layout Purpose Only



Square Footage- 3,000 | Office- 905 | Warehouse- 2,095

Lease offering only. Details are approximate, subject to change without notice and should be independently verified.

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