



TRANSWESTERN

REAL ESTATE
SERVICES

SOUTHVIEW
ELEMENTARY
SCHOOL

RIDGEVIEW
MEDICAL CENTER

SITE

FOR SALE | INDUSTRIAL BUILDING

902 S PINE ST | WACONIA

PROPERTY OVERVIEW

FOR SALE

BUILDING INFORMATION

- × **Location:** 902 Pine St S
Waconia, MN
- × **Building Size:** 15,923 sf Building
2,750 sf - Office
13,173 sf Manufacturing
1,391 sf - Mezzanine
[11,313 sf + 4,611 sf addition]
- × **Clear Height:** 12'
- × **Drive-in Doors:** 4
- × **Lot Size:** 1.8 acres
- × **Zoning:** I-2: General Industrial District
- × **Year Built:** 1973 | 2021 Addition
- × **Parking:** 35 spaces [3.13:1000]

HIGHLIGHTS

- × Hard to find industrial building
- × Well maintained
- × Flexible I-2 zoning
- × Heavy power
- × Outside storage

ASKING PRICE

- × \$1,600,000

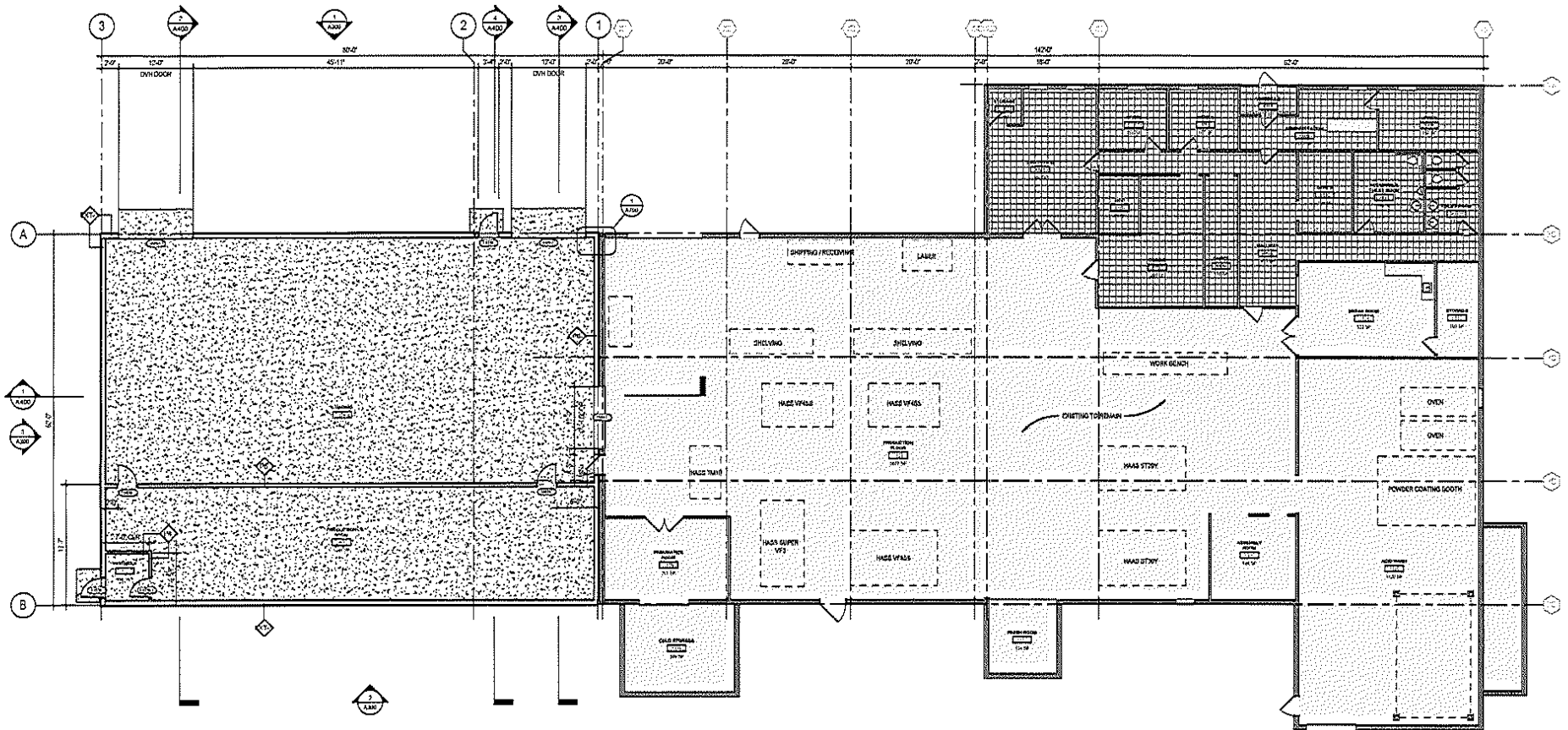
2022 Real Estate Taxes

- × \$11,226

Building Photos



9750 Rockford Rd



CONTACT: Bryan Beltrand | 612.359.1616 | bryan.beltrand@transwestern.com



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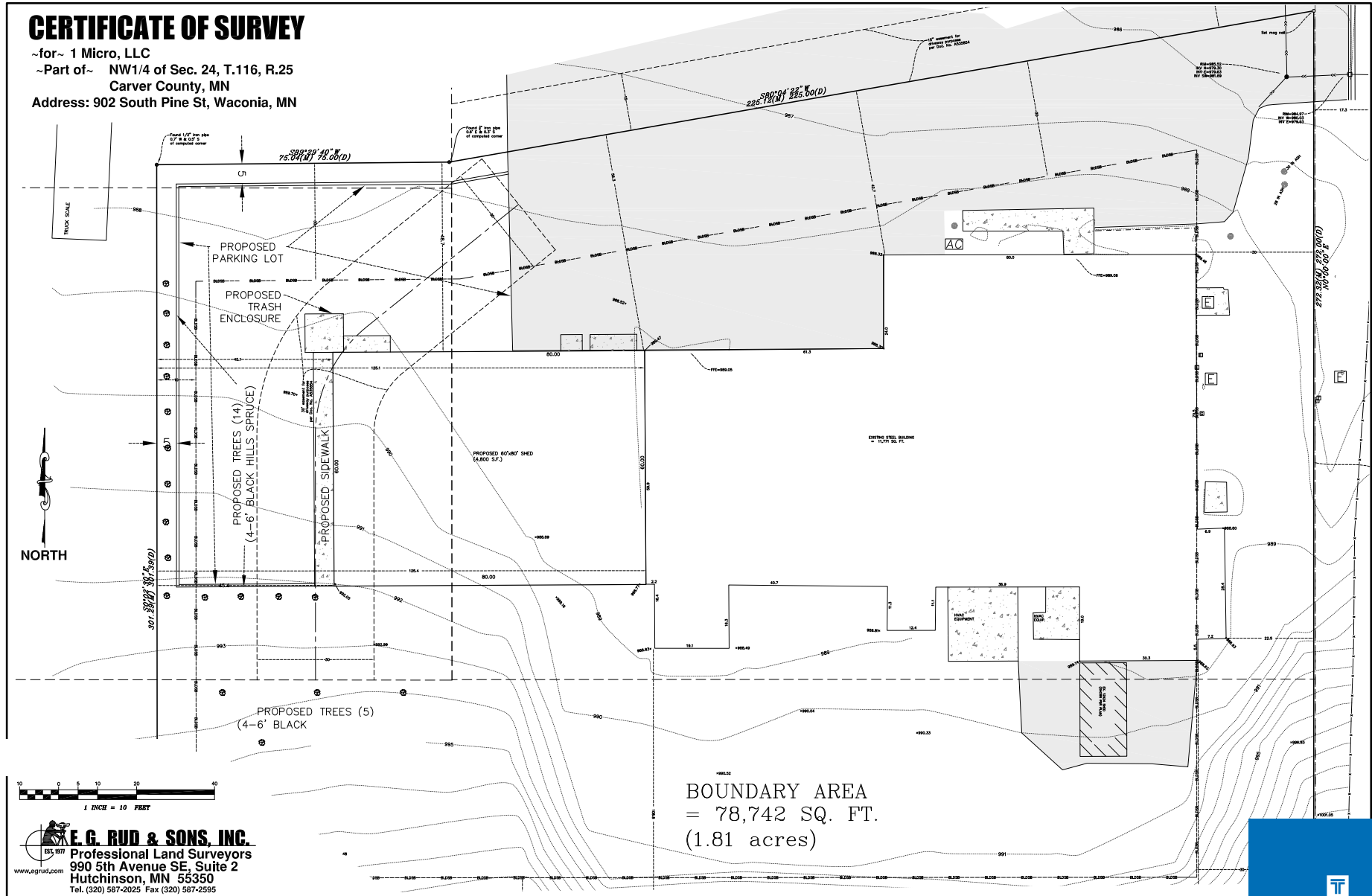
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SITE SURVEY

902 Pine Street S

CERTIFICATE OF SURVEY

~for~ 1 Micro, LLC
~Part of~ NW1/4 of Sec. 24, T.116, R.25
Carver County, MN
Address: 902 South Pine St, Waconia, MN



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