

300 S OWASSO BLVD E

LITTLE CANADA, MN, 55117



FOR SALE OR LEASE

OUTDOOR STORAGE PERMITTED



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PROPERTY INFORMATION

300 S OWASSO BLVD EAST	
Address	300 S Owasso Blvd East Little Canada, MN 55117
County	Ramsey
Property Type	Industrial
Building Size	6,700 SF (Office) 1,608 SF (Mezzanine) <u>38,622 SF (Warehouse/Showroom)</u> 46,930 SF Total
Year Built	1987
Land Area	2.62 Acres
Parking	78 Surface
Zoning	I-2 Industrial-Office Park
Loading	4 Docks 4 Drive-Ins
Clear Height	18'
HVAC	New
Power	800 amp, 240V/3-Phase
Construction Type	Masonry
Taxes (2024)	\$105,066 (2.31 PSF)
Sale Price	Negotiable



PRIME INDUSTRIAL SPACE FOR SALE OR LEASE



NEW HVAC



4 DOCKS
4 DRIVE-INS



HIGH
CEILINGS

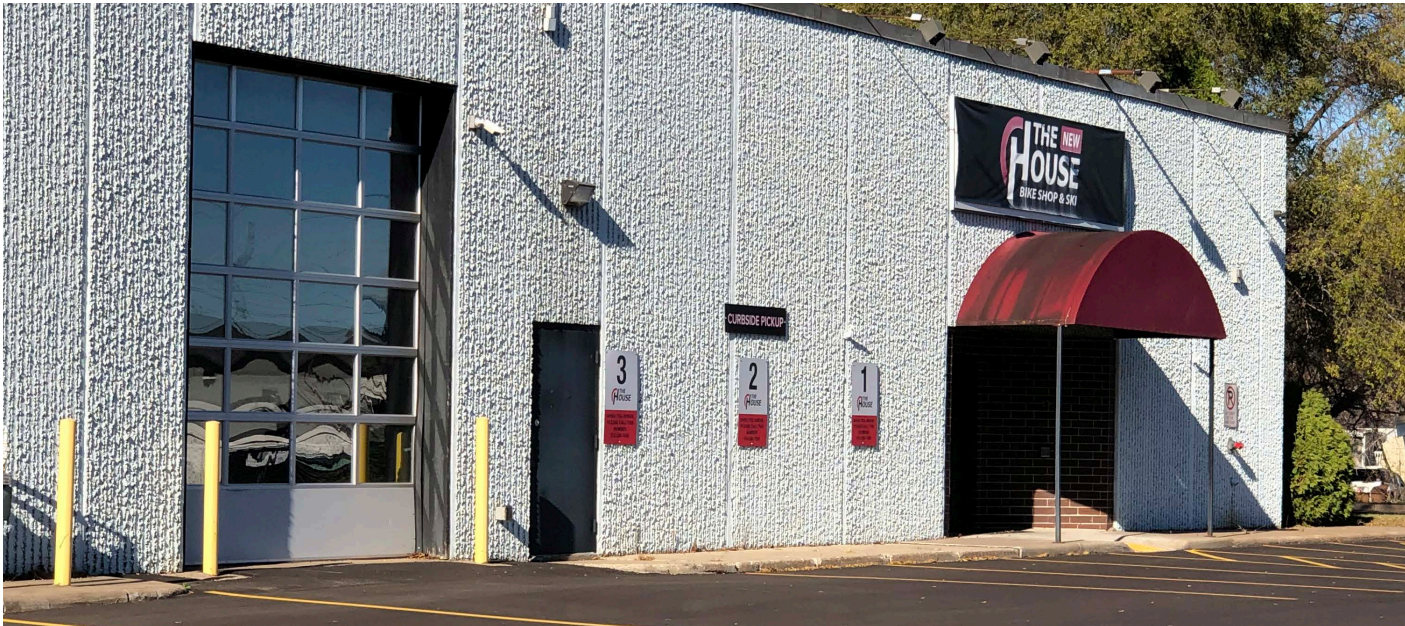


GREAT
LOCATION

FLOOR PLAN



SITE PHOTOS



AREA BUSINESSES



300 S OWASSO BLVD E



HIGHWAY ACCESS



A map of the Minneapolis-St. Paul area showing drive times from Little Canada. The map includes labels for various neighborhoods and landmarks, as well as major highways. Drive times are indicated by arrows pointing from Little Canada to the destinations.

Destination	Drive Time
Downtown Minneapolis	26 MINS
MSP Airport	19 MINS
Downtown St. Paul	23 MINS

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Zoning Districts

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- R-4 Manufactured Home District
- R-5 Recreational Development
- C-1 General Commercial
- C-2 Corridor Mixed
- I-1 Limited Industrial
- I-2 Industrial Office Park
- G-O General Development Lake
- A-O Recreational Development Lake
- P Public

Boundary Styles

- Perimeter
- Shoreland
- W Wetland
- Planned Unit Development

Source: City of Lakeview, Ramsey County, MNDOT

THINKING BEYOND THE OBVIOUS



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