

# OFFICE/RETAIL/WAREHOUSE SPACE FOR LEASE

## 1010 HOFFMAN DR NW | OWATONNA, MN 55060



### FOR LEASE

#### PROPERTY OVERVIEW:

Approximately 15,000 square foot office/retail/warehouse space available for lease in Owatonna. Excellent access to I-35.

#### HIGHLIGHTS:

- 72,230 total building square feet with up to 15,000 SF available
- Flexible space. Uses could range from climate-controlled storage space to showroom, retail or inexpensive office space
- Located in a federally-approved Opportunity Zone, providing tax benefits for new companies to locate to this specific facility
- Signage available
- Great visibility with large surface lot parking area
- Outside, fenced storage area, two (2) loading docks, B-2 zoning
- Commercial district with major area retailers, including Lowe's, Walmart, Kohl's, Kwik Trip and more
- Building expansion possibilities
- Tenant pays own utilities and prorated share of annual operating expenses, which are estimated at \$0.80 PSF for 2019

#### AVAILABILITY:

Approx. 15,000 RSF  
Office/Retail/Warehouse Space

#### RENTAL RATE:

Market Rate

#### 2019 EST. CAM:

\$0.80 PSF

For information, please contact:

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**Ample Parking - Building Signage Available**



**Dock Doors**

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