

# 200 S OWASSO BLVD E

LITTLE CANADA, MN, 55117



FOR SALE OR LEASE  
OUTDOOR STORAGE PERMITTED



**JOHN THOMPSON, SIOR**

Executive Vice President

612.802.9427

[john.thompson@transwestern.com](mailto:john.thompson@transwestern.com)

**ALEX BARON, SIOR**

Senior Vice President | Principal

612.359.1658

[alex.baron@transwestern.com](mailto:alex.baron@transwestern.com)



# PROPERTY INFORMATION

## 200 S OWASSO BLVD EAST

Address	200 S Owasso Blvd East Little Canada, MN 55117
County	Ramsey
Property Type	Industrial
Building Size	19,364 SF (Office) 55,000 SF (Warehouse) 74,364 SF Total
Year Built	1987
Land Area	5.48 Acres
Parking	54 Surface
Zoning	I-2 Industrial-Office Park
Loading	5 Docks   2 Drive-Ins
Clear Height	19'
HVAC	New
Construction Type	Masonry
Taxes (2024)	\$174,216 (\$2.34 PSF)
Sale Price	Negotiable



PRIME INDUSTRIAL SPACE FOR SALE OR LEASE



NEW HVAC



5 DOCKS  
2 DRIVE-INS



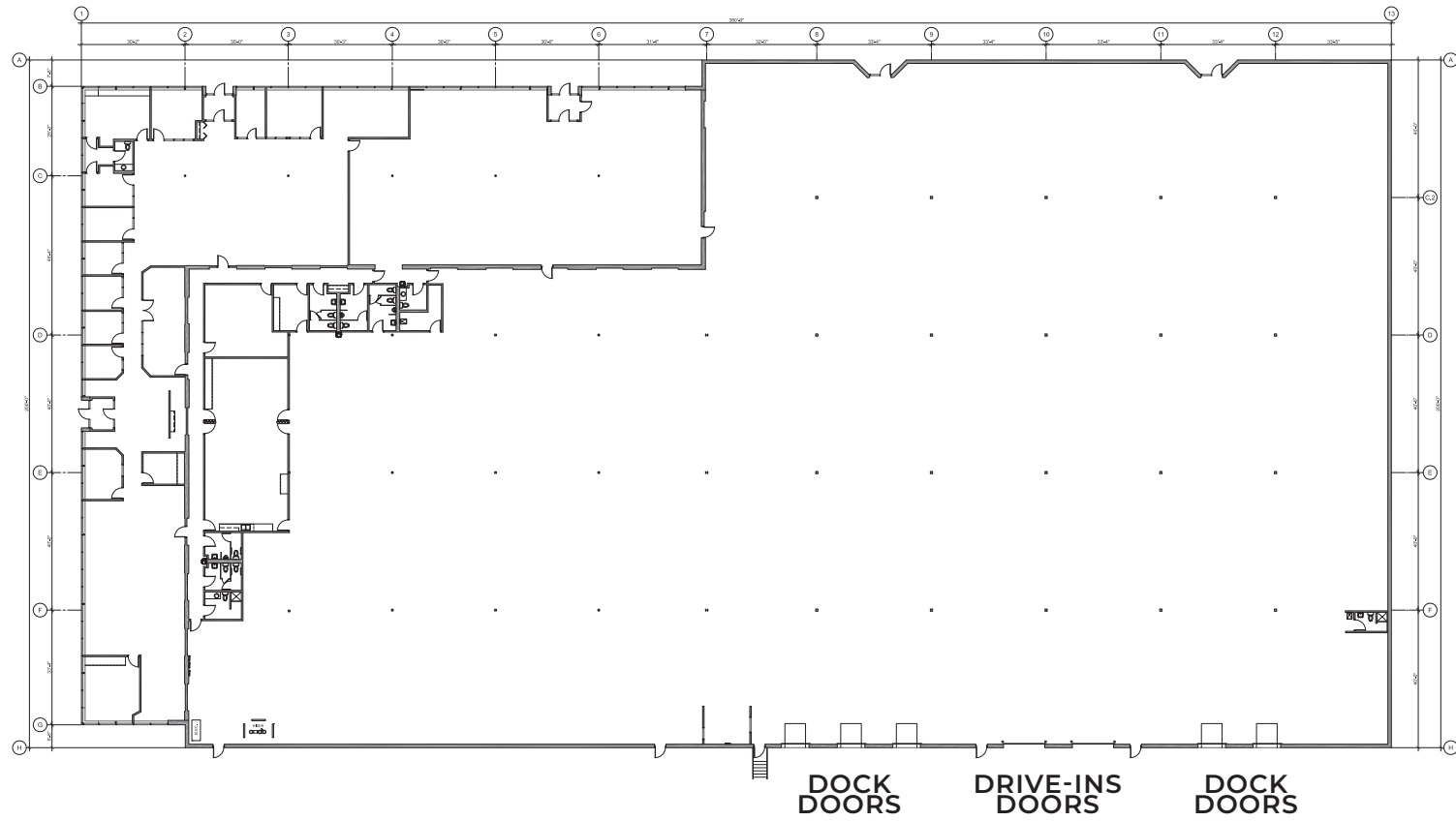
HIGH  
CEILINGS



GREAT  
LOCATION



# FLOOR PLAN



# SITE PHOTOS





# AREA BUSINESSES

taco john's  
SINCE 1969

HOM FURNITURE

OVERSEAS MORNING, NOON, AND NIGHT

S

PORTERHOUSE

200 S OWASSO BLVD E

Arby's

DUNKIN' DONUTS

Joe's

McDonald's

Cub FOODS

SUBWAY

ALDI

LA DELICIOUS BREAD

BOB'S

SNAP FITNESS 24-7

Culver's BUTTERBURGERS & FRENCH CRESTAD

Frattallone's ACE Hardware

JJ SINCE 1983

NAPA

EL SOMBRERO

taste OF SCANDINAVIA bakery & cafe

TEAlicious BOBA

MAPLEWOOD MALL

TOYOTA

Sam's CLUB

Culver's BUTTERBURGERS & FRENCH CRESTAD

Lexus

OUTBACK STEAKHOUSE

Olive Garden ITALIAN KITCHEN

COSTCO WHOLESALE

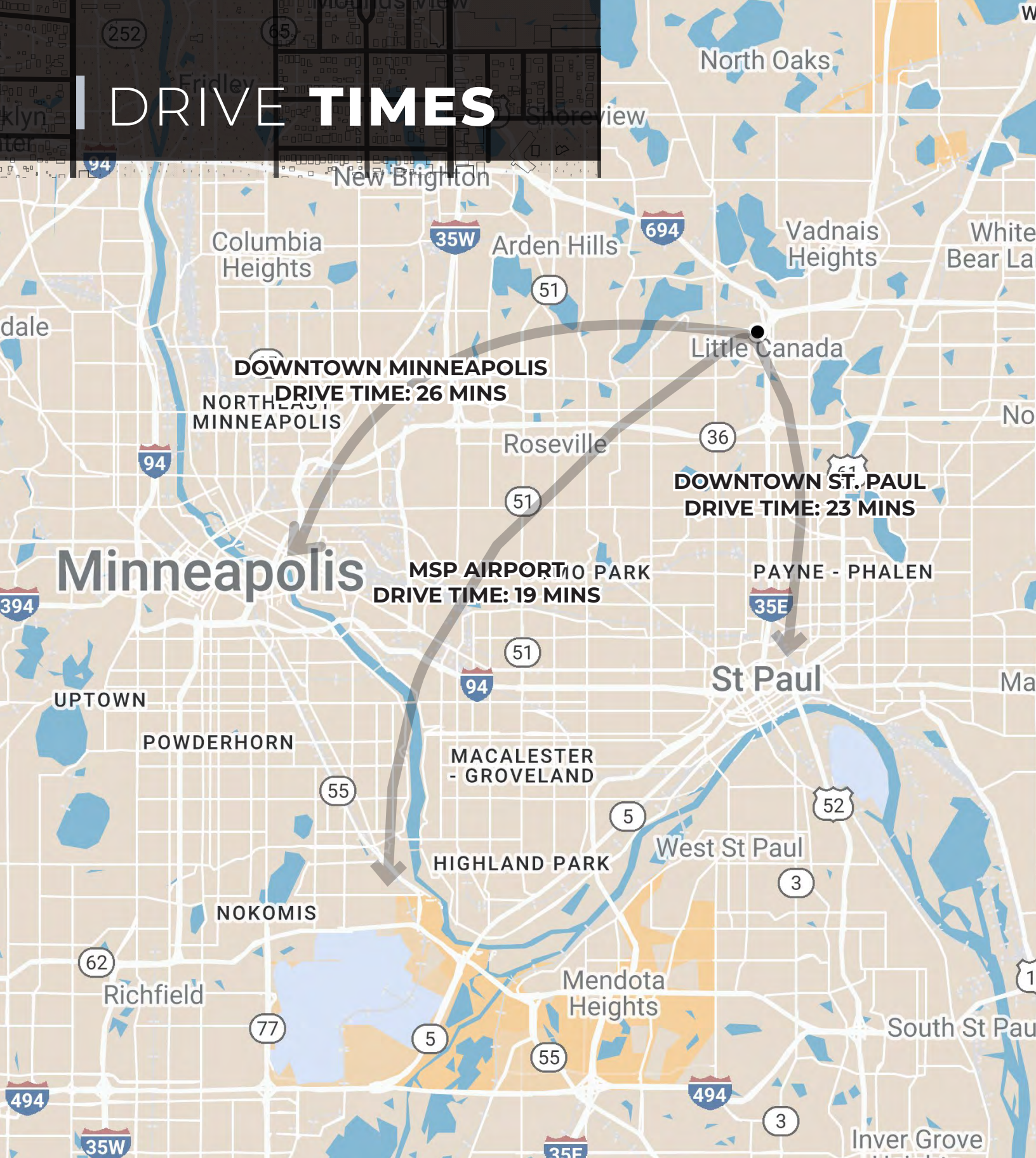


# HIGHWAY ACCESS

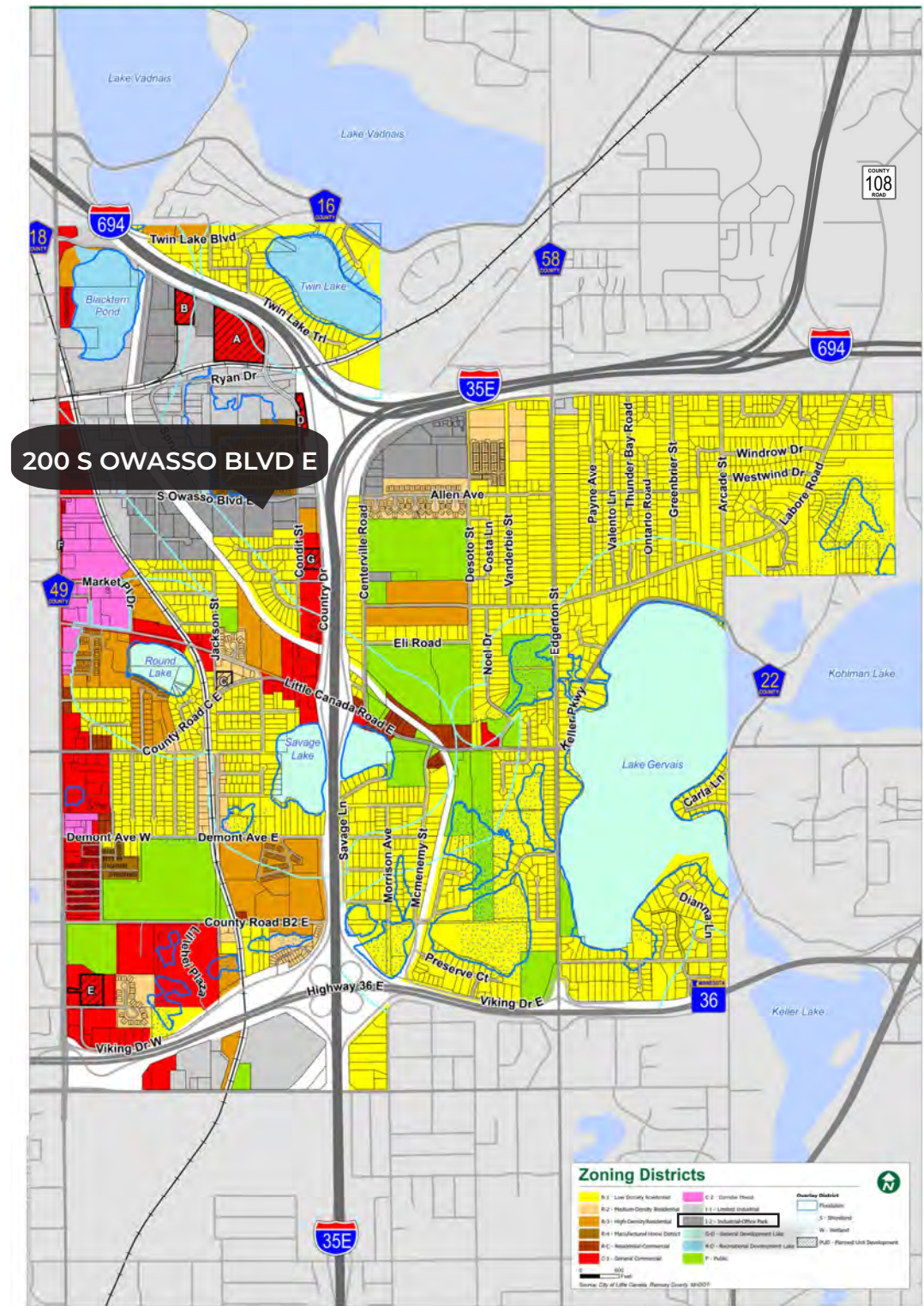




# DRIVE TIMES



# ZONING MAP





# THINKING BEYOND THE OBVIOUS



## JOHN THOMPSON, SIOR

Executive Vice President  
612.802.9427  
[john.thompson@transwestern.com](mailto:john.thompson@transwestern.com)

## ALEX BARON, SIOR

Senior Vice President | Principal  
612.359.1658  
[alex.baron@transwestern.com](mailto:alex.baron@transwestern.com)