

# 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	11,387 SF (Office) 34,161 SF (Warehouse) 45,548 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
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

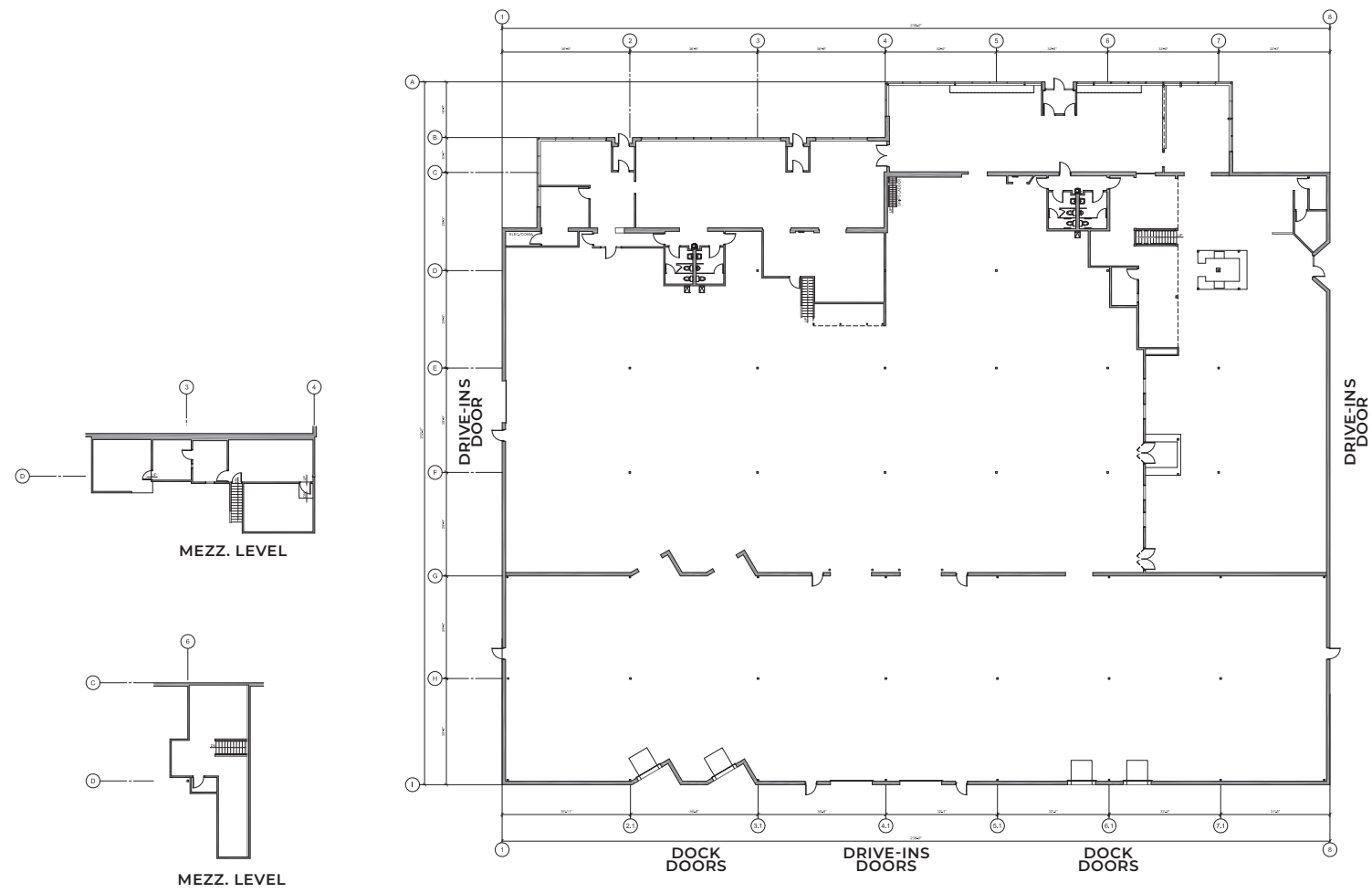


HIGH  
CEILINGS



GREAT  
LOCATION

# FLOOR PLAN



# SITE PHOTOS



# AREA BUSINESSES

**taco john's** **HOM FURNITURE**  
SINCE 1969  
**OVERSEAS** **S** **PP**  
MORNING, NOON, AND NIGHT **PORTERHOUSE**  
STEAKS & SEAFOOD

300 S OWASSO BLVD E

**Arby's** **DUNKIN' DONUTS**  
**Joe's** **McDonald's**  
**Cub FOODS** **ALDI**  
**SUBWAY**  
**LA DELICIOUS BREAD** **BOB'S**  
GEAR UP & RIDE | BOBSCYCLE.COM

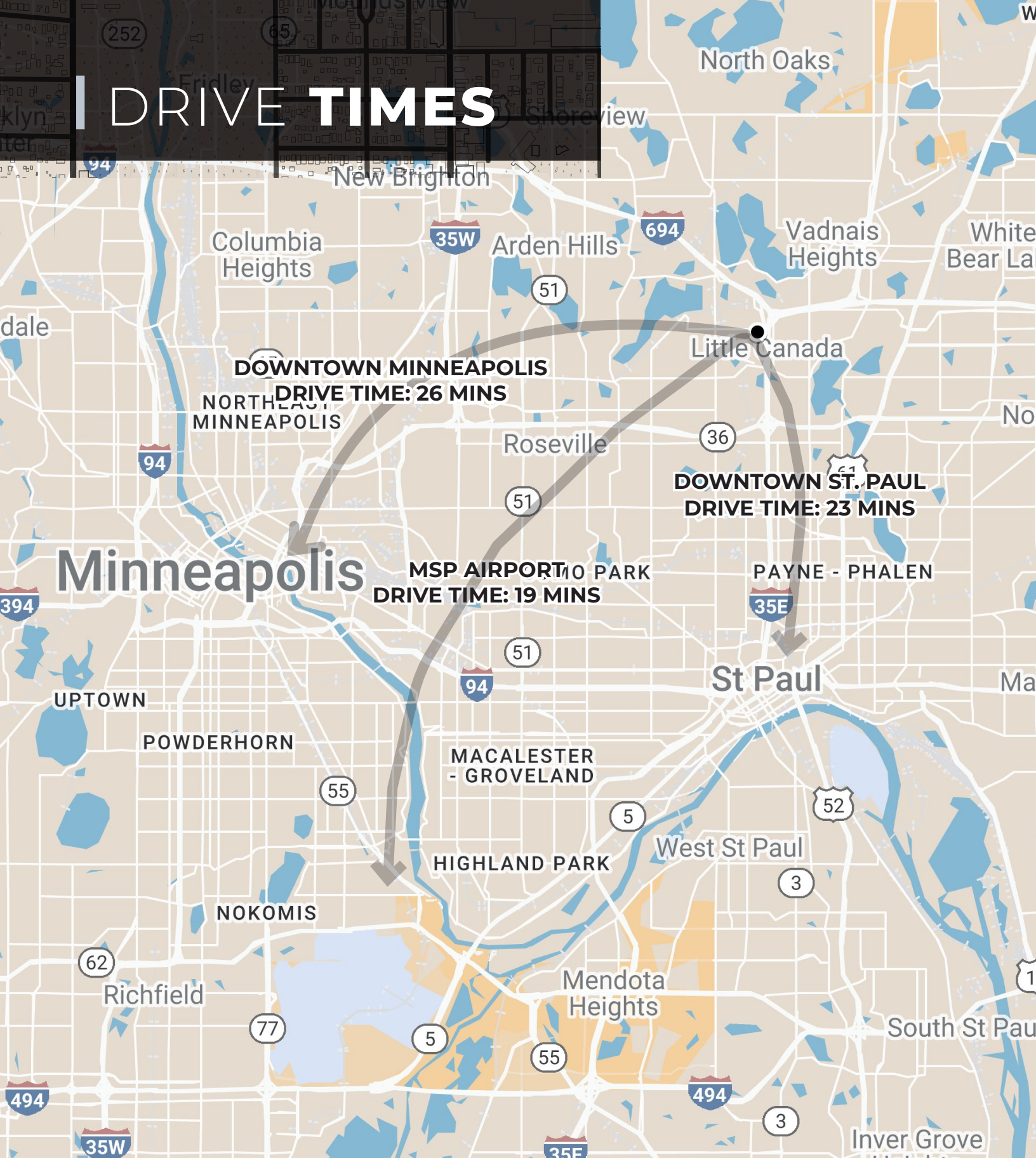
**SNAP FITNESS** 24-7  
**Culver's** BUTTERBURGERS & FROZEN CUSTARD **Fratallone's** **ACE Hardware**  
**Jimmy John's** **NAPA** **EL SOMBRERO**  
SINCE 1953 **TEAlicious BOBA**  
**taste OF SCANDINAVIA** bakery & cafe

**MAPLEWOOD MALL** **TOYOTA**  
**Sam's CLUB** **Culver's** BUTTERBURGERS & FROZEN CUSTARD **Mercedes-Benz**  
**OUTBACK STEAKHOUSE** **Lexus**  
**Olive Garden** ITALIAN KITCHEN **COSTCO WHOLESALE**

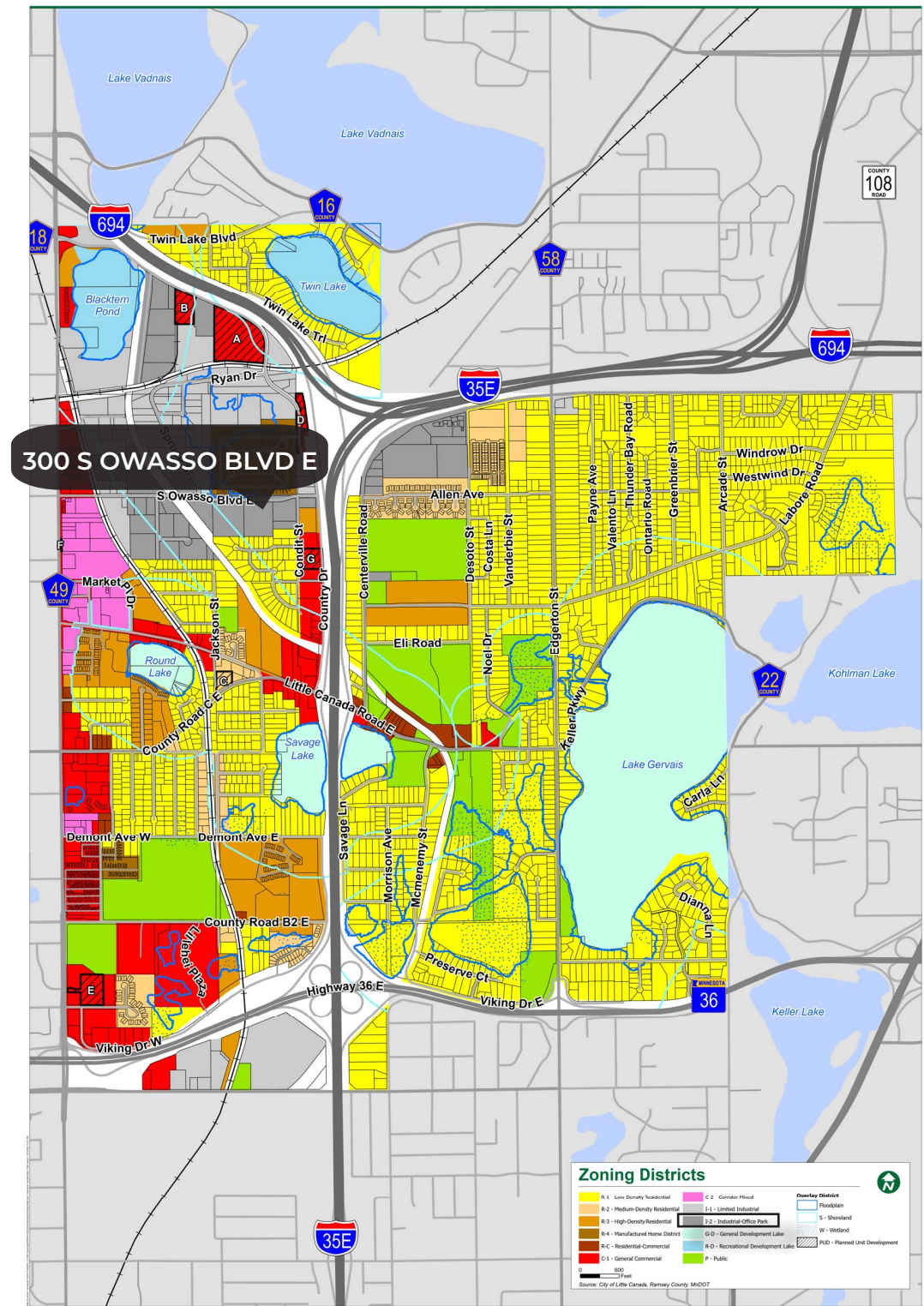
# HIGHWAY ACCESS



# DRIVE TIMES



# ZONING MAP



# THINKING BEYOND THE OBVIOUS



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