

BTS FOR SALE OR LEASE

STACK
INDUSTRIAL PARTNERS

NORTHWEST 94 INDUSTRIAL PARK

Otsego, MN

50,000 - 600,000 SF with 76.41 acres of IOS

Developed by:

 **ENCLAVE**



AVAILABILITY SUMMARY

General Property Information

Parcel IDs

Parcel 1: 118254002020
Parcel 2: 118800261200
Parcel 3: 118800262106

Parcel Sizes

Parcel 1: 2.50 Acres
Parcel 2: 49.05 Acres
Parcel 3: 24.86 Acres

Zoning

I-2 General Industrial

Developer

Enclave Development

Proposed Site Plan

Proposed Building Square Footage

50,000-600,000 SF

Total Parcel Size

76.41 Acres Total

Future Addition Square Footage

199,800 SF

Outdoor Storage

47.83 Acres

Loading

TBD Docks | TBD Drive-Ins

Clear Height

24'-40'

Parking

BTS Spaces

Truck Court

120'+

Column Spacing

50 x 50 w/60' Speedbay

Electrical Service

BTS Power

Sale and Lease Details

Sale/Lease Price

Negotiable

Property Taxes (2026)

TBD

PROPOSED SITE PLAN



ADDITIONAL PROPOSED SITE PLAN



PROPERTY HIGHLIGHTS



LOADING CAPABILITIES

BTS - Custom Loading Capabilities
Multiple Docks, Drive-in or Drive-Thru



NEW CONSTRUCTION

As soon as 2027



LOCATION

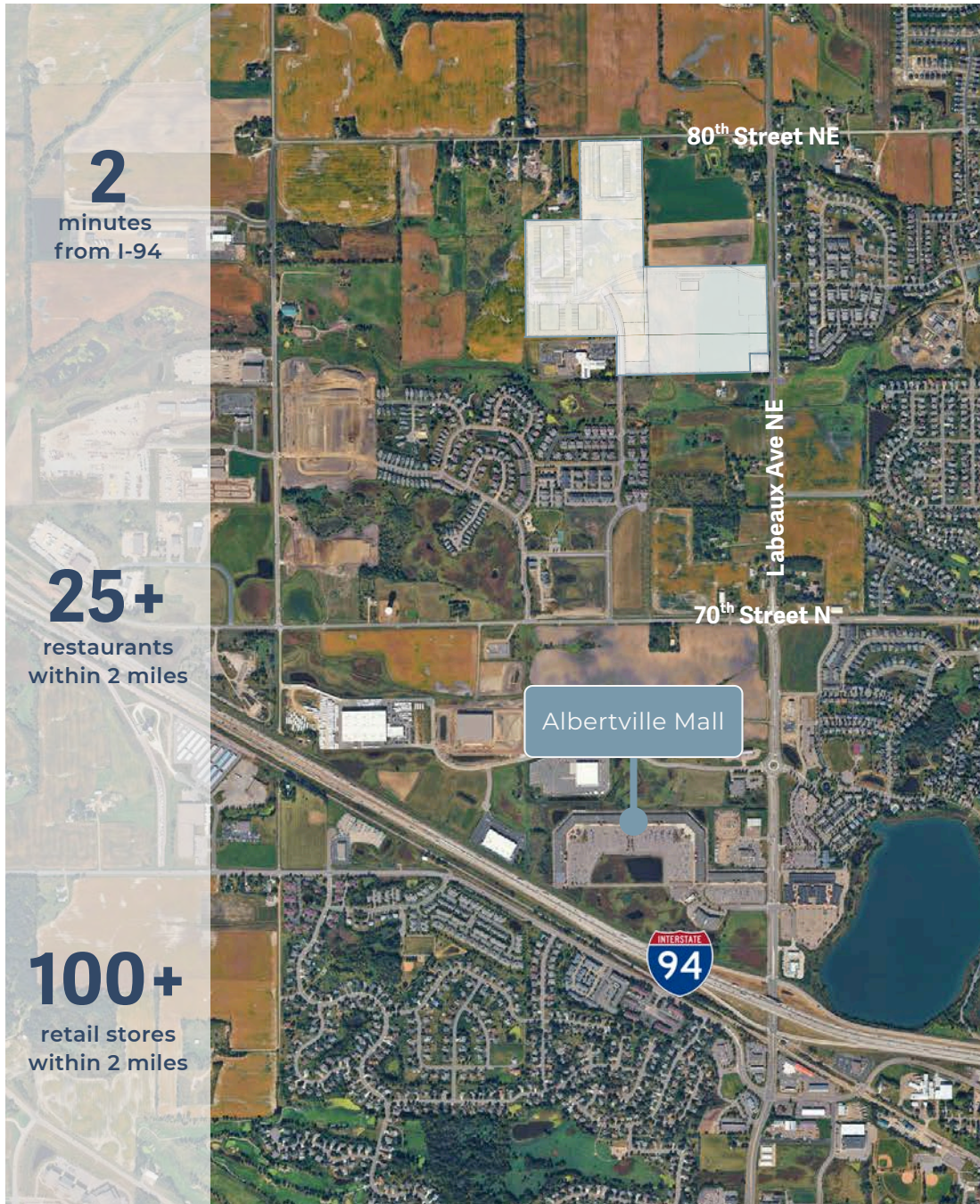
Less than 2 miles from I-94 & less
than a mile from to Albertville Mall



OUTSIDE STORAGE

Customizable Outside Storage &
Trailer Storage Available

LOCATION & AMENITIES



Nearby Restaurants

D. Michael B's Resort Bar & Grill
Give Guys
Andy's Hometowne Pizza
Space Aliens Grill & Bar
Taco Bell
Culver's
El Bamba Mexican Restaurant
Jersey Mike's Subs
Neighbors Eatery and Saloon
Willy McCoy's
Taco John's



Nearby Retail

Albertville Premium Outlets
Ashley Furniture
Welcome Amish Furniture
Coborn's Grocery Store
Verizon
Snap Fitness
St. Michael Boutique
Ace of Albertville
Five Below
Stone Countertop Outlet/Granite-Tops
United States Postal Service

LOCATION & DRIVE TIMES



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