



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial
Land



OTSEGO INDUSTRIAL LAND

Sales Price: Negotiable

Lot Size: 121.84 Acres, 70+ Acres Usable

9400 65th St NE, Otsego, MN 55301

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PROPERTY LOCATION

- * Great Location with 94 Visibility
- * Businesses in the Area Include:
GCC Concrete, Cumming Mobility, All States Paving,
Lube Tech, JK Storage

TRAFFIC COUNTS - 2025

- * I-94 - 65,079 VPD
- * 65th Street - 10,098 VPD



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PROPERTY OVERVIEW

9400 65th St NE, Otsego, MN 55301

Sales Price
Negotiable

Lot Size	121.84 Acres (70+ Acres Usable)
County	Wright
PIDs/Acres/'26 Taxes	118-800-342402 - 111.04 - \$10,076.00 118-800-342401 - 1.11 - \$3,138.00 118-800-342403 - 0.38 - \$48.00 118-800-273400 - 9.31 - \$700.00
Zoned	Guided Industrial
Other	* Wright Hennepin Electric Provider * City Services Coming Soon * Pro Development City * Outdoor Storage Potential * Potential Rail Access



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PERMITTED USES

11-86-2: PERMITTED USES:

The following are permitted uses in an I-2 District:

- A. Adult education, trade, vocational and other public or private postsecondary education schools.
- B. Breweries and small breweries.
- C. Building materials sales.
- D. Cannabis businesses; delivery, medical cannabis retailer, and transporter only, subject to the provisions of chapter 35 of this title.
- E. Commercial printing establishments.
- F. Compounding, assembly, packaging, treatment, or storage of products and materials.
- G. Data centers.
- H. Distilleries and micro-distilleries.
- I. Distribution centers.
- J. Essential services other than transmission pipelines and transmission or substation lines in excess of thirty three (33) kilovolts and up to one hundred (100) kilovolts.
- K. Governmental and public utility buildings and structures, City of Otsego only.
- L. Laboratories, research and development facilities.
- M. Manufacturing, machining and assembly.
- N. Offices.
- O. Transportation terminals.
- P. Warehousing.
- Q. Wholesale business. (Prior Code § 20-86-2; amd. Ord. 2017-14, 11-13-2017; Ord. 2021-25, 12-13-2021; Ord. 2024-14, 12-9-2024)

4 MINUTES TO THE 94 INTERCHANGE

