

8200 97TH ST S

COTTAGE GROVE, MN

AVAILABLE FOR SALE

44,650 SF

New Price Reduction!!



PROPERTY INFORMATION

UNIQUE OWNER/USER SALE OPPORTUNITY

EASY ACCESS TO HWY 61 & 10 MINUTES FROM I-494

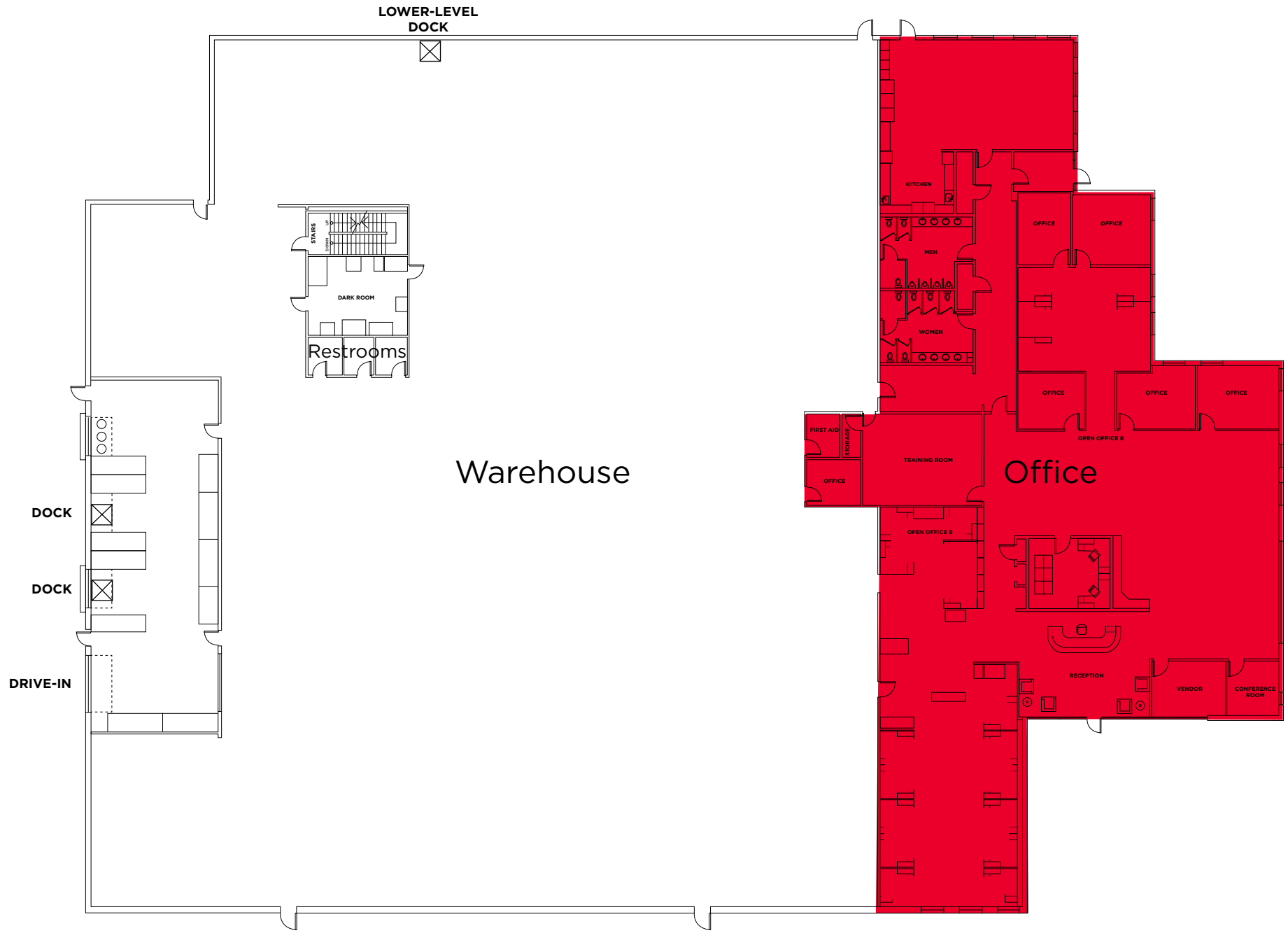
POTENTIAL OUTDOOR STORAGE

PROPERTY FEATURES

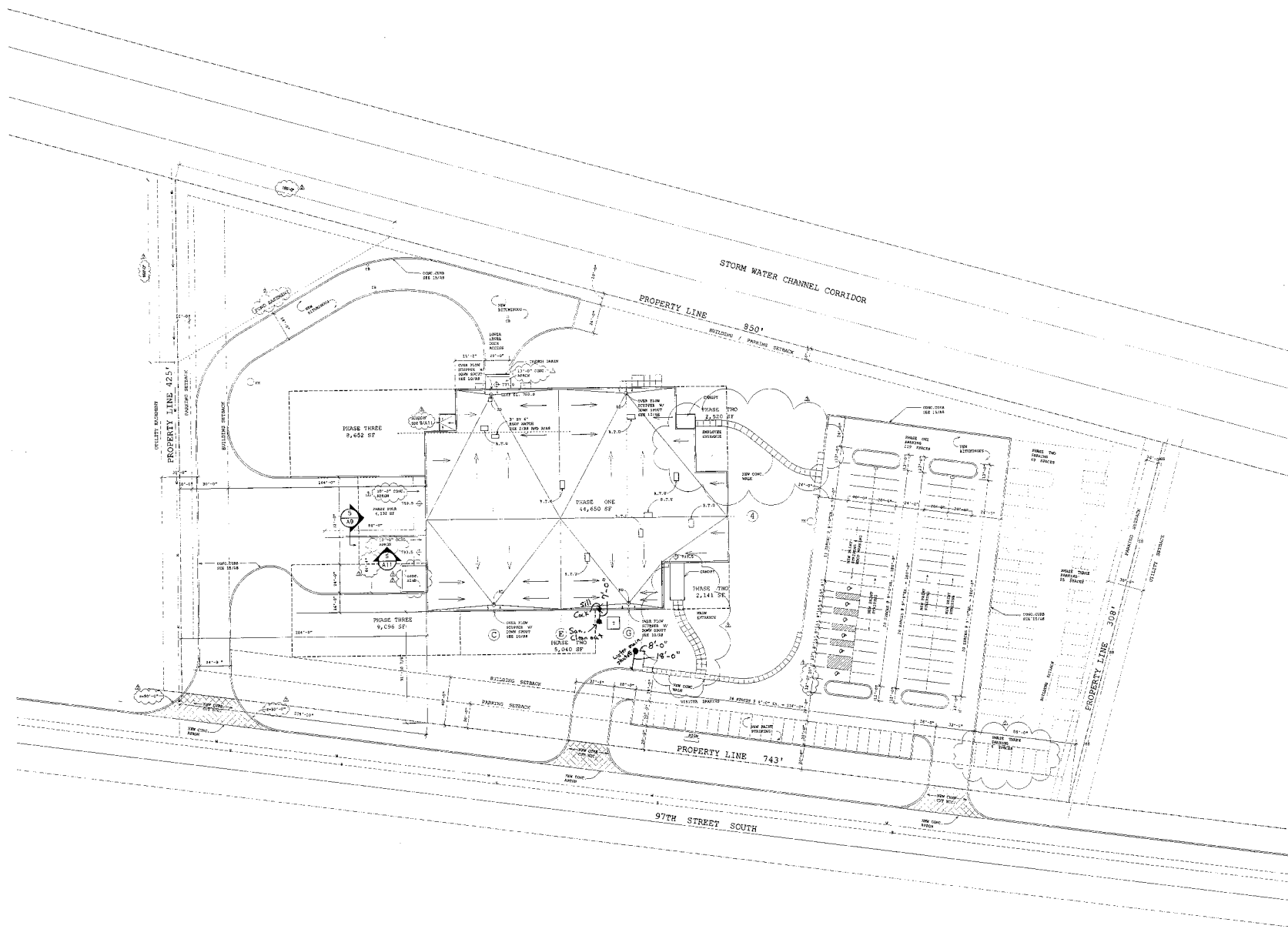
Address	8200 97th St S Cottage Grove, MN	
Sale Price	\$4,465,000 (\$100.00 PSF) \$4,241,750 (\$95.00 PSF)	
Building Size	11,900 SF Office 29,264 SF Warehouse/Manufacturing <u>3,486 SF Lower Level Warehouse</u> 44,650 SF Total <i>(Building is expandable to +100,000 SF)</i>	
Clear Height	14'	
Year Built	2001	
Land Area	6.60 acres	
Roof	Original	
Power	1,250 Amps	
Loading	<u>Main Level</u> 3 docks 1 drive-in	<u>Lower Level</u> 1 dock
Parking	105 Stalls	
Sprinkler	100%	
Zoning	I-1 General Industrial	
2025 Property Taxes	\$154,006.00 (\$3.45 PSF)	



FLOOR PLAN



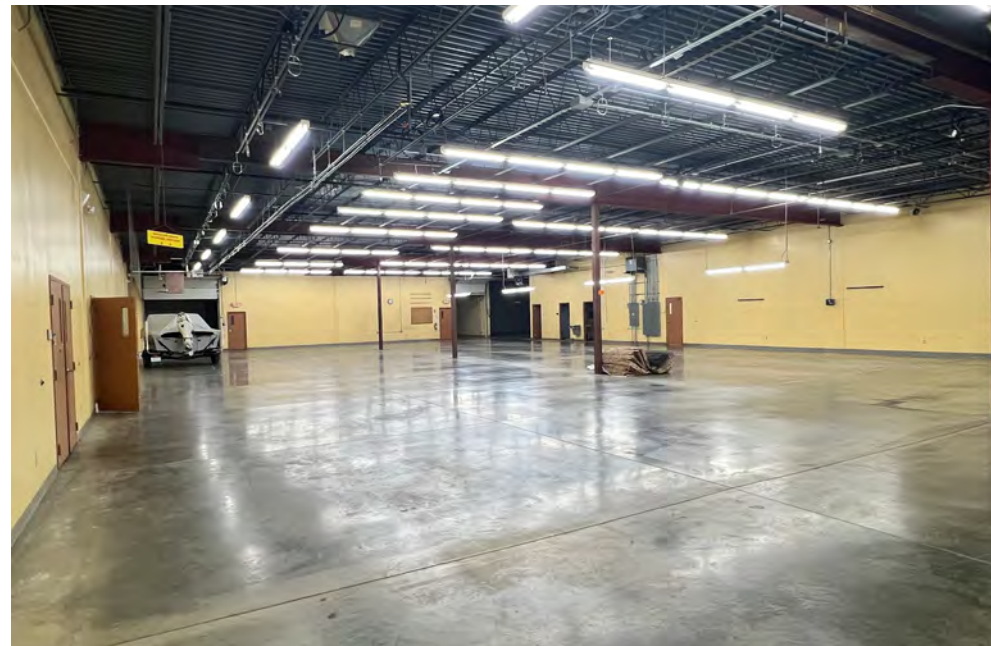
FLOOR PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS

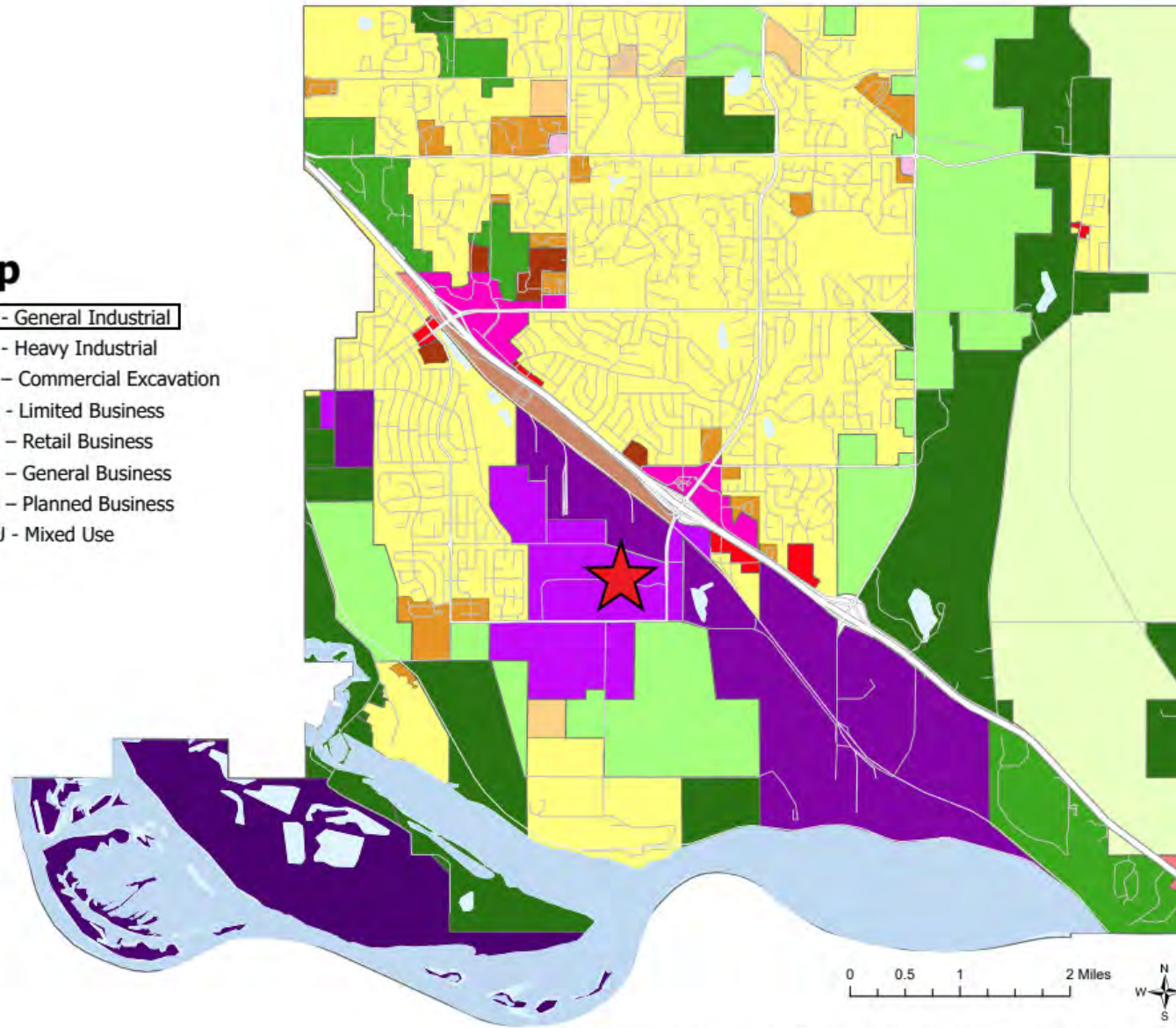


AERIAL



Zoning Map

AG1 - Agricultural Preserve	I1 - General Industrial
AG2 - Agriculture	I2 - Heavy Industrial
R1 - Rural Residential	I3 - Commercial Excavation
R2 - Residential Estate	B1 - Limited Business
R3 - Single Family Residential	B2 - Retail Business
R4 - Transitional Residential	B3 - General Business
R5 - Medium Density Residential	PB - Planned Business
R6 - High Density Residential	MU - Mixed Use



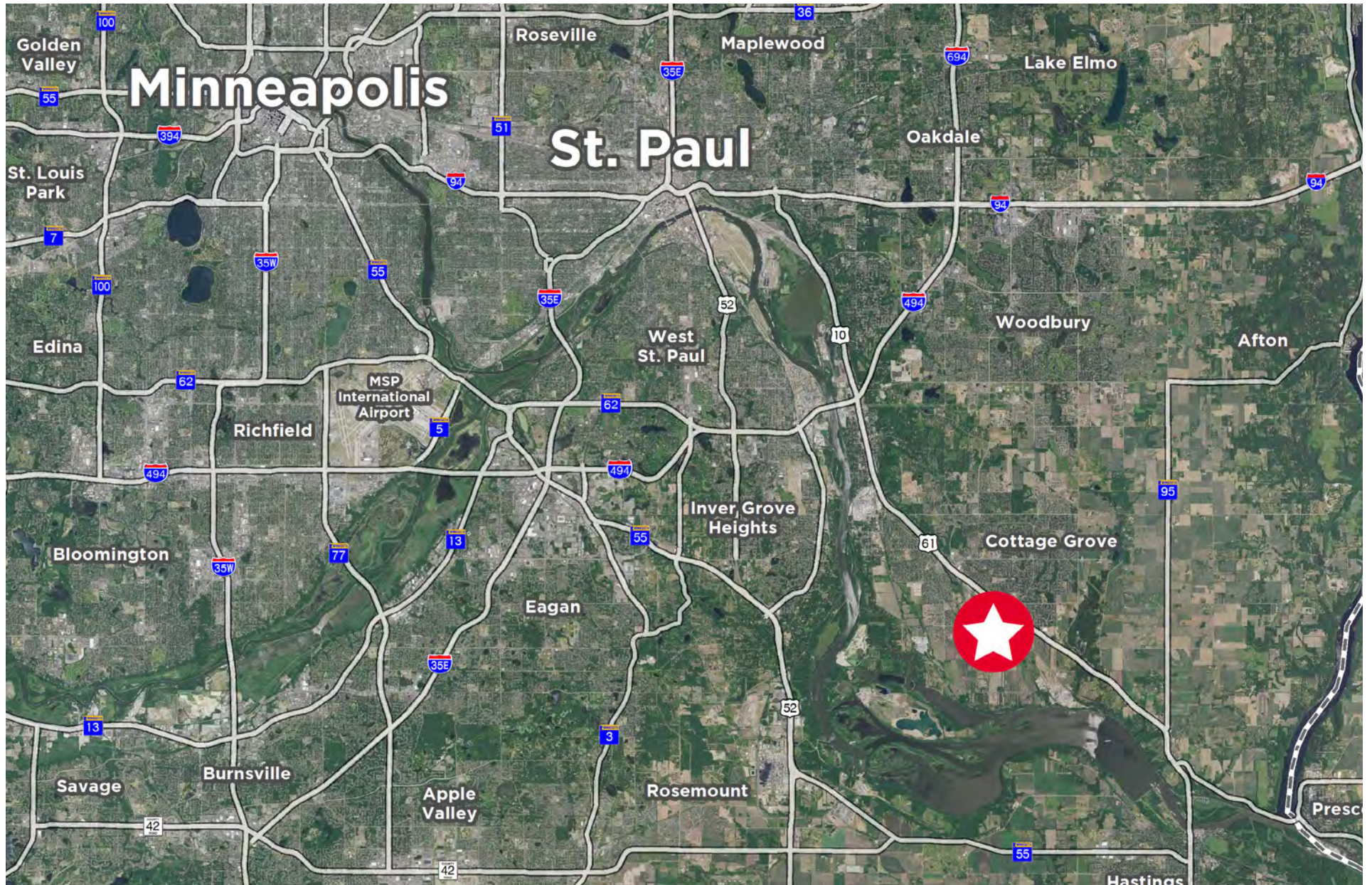
This map is intended for reference purposes only and is not a recorded map or survey. The City of Cottage Grove shall not be liable for any damages or claims that arise due to accuracy, use or misuse of the information herein pursuant to MN Statute 1.03 Subd 21.

County of Dakota, Metropolitan Council, MetroGIS, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc; METI/NASA, USGS, EPA, NPS, U.S. Department of the Interior, Bureau of Land Management



[Link to Zoning Ordinances](#)

AERIAL





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