

FOR SALE

OTSEGO

ELK RIVER

DAYTON

QUEENS AVE NE & 65TH ST NE

15 INDUSTRIAL ACRES
OTSEGO, MN 55330

BEN DREW
Senior Associate
+1 952 210 4637
ben.drew@cushwake.com

JON RAUSCH, CCIM, SIOR
Executive Director
+1 612 685 8288
jon.rausch@cushwake.com

 **CUSHMAN & WAKEFIELD**



QUEENS AVE NE & 65TH ST OTSEGO, MN 55330

Property Highlights

- Guided industrial
- Sewer and water available
- Roughly 14 acres upland

Property Information

PID #	118500351303
Acreage	14.78 (13.72 upland acres*)
Zoning	Agricultural
2040 Land Use	Industrial
Tax	\$10,102

**Based on National Wetland Inventory data.*

Demographics (2022)

	1 Mile	3 Miles	5 Miles
Population	2,797	19,074	61,690
Households	1,109	6,773	21,816
Average HH Income	\$121,521	\$131,776	\$128,729
Daytime Population	248	7,223	26,667



QUEENS AVE NE & 65TH ST
OTSEGO, MN 55330

AERIAL

Room&Board
Distribution Center

RUAN

Queens Ave NE

1,836 vpd

SITE

CARRIERS

65th St NE

QUEENS AVE NE & 65TH ST

OTSEGO, MN 55330

AERIAL

Room&Board
Distribution Center

RUAN

Queens Ave NE

1,836 vpd

65th St NE

Upland Acres: 13.72
Wetland Acres: 1.05



QUEENS AVE NE & 65TH ST

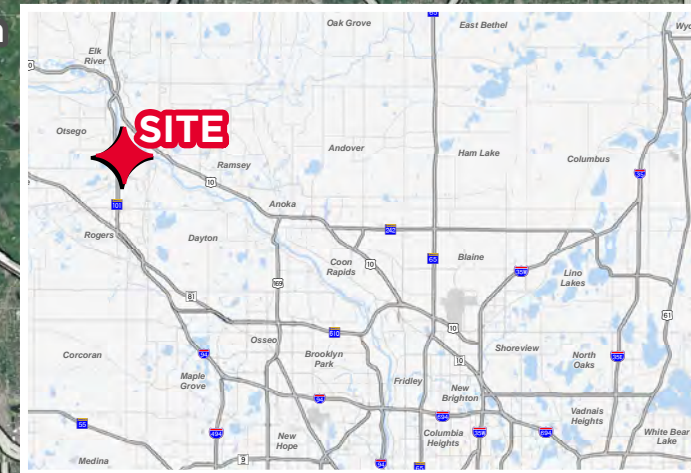
OTSEGO, MN 55330



QUEENS AVE NE & 65TH ST

OTSEGO, MN 55330

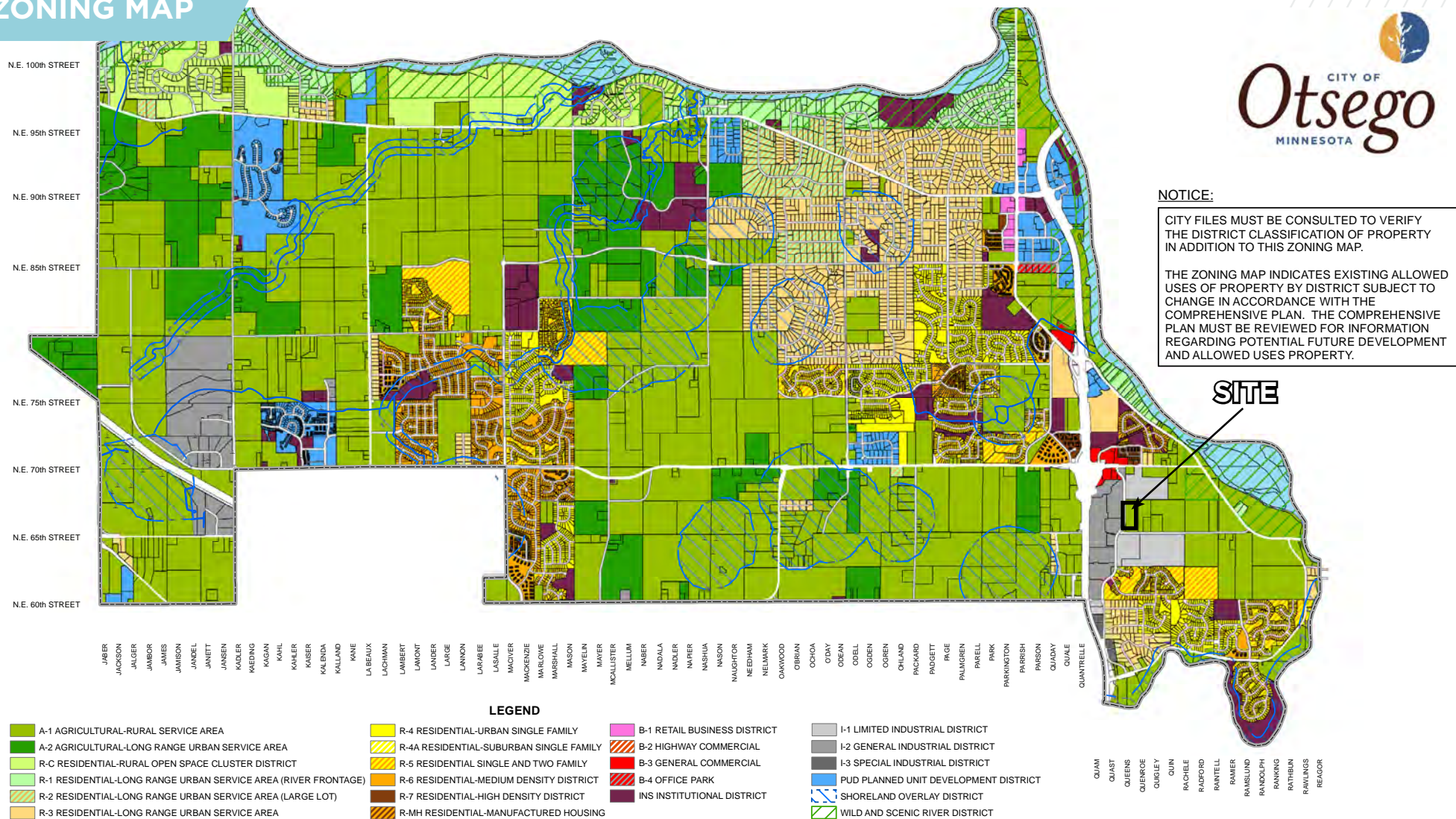
AERIAL



QUEENS AVE NE & 65TH ST

OTSEGO, MN 55330

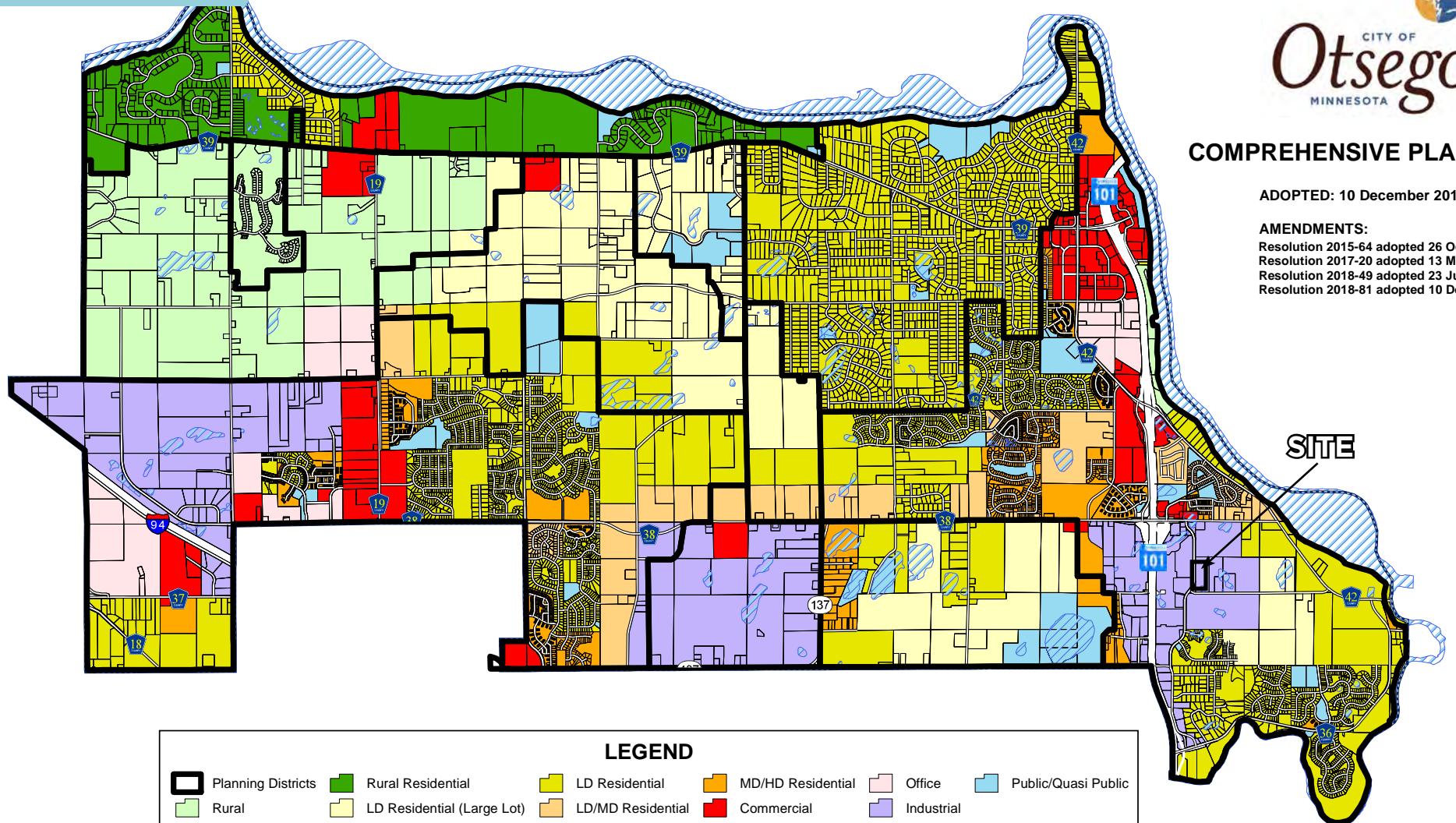
ZONING MAP



QUEENS AVE NE & 65TH ST

OTSEGO, MN 55330

LAND USE MAP



COMPREHENSIVE PLAN 2012

ADOPTED: 10 December 2012

AMENDMENTS:

Resolution 2015-64 adopted 26 October 2015
Resolution 2017-20 adopted 13 March 2017
Resolution 2018-49 adopted 23 July 2018
Resolution 2018-81 adopted 10 December 2018



FOR MORE INFORMATION, CONTACT:

BEN DREW

Senior Associate
+1 952 210 4637
ben.drew@cushwake.com

JON RAUSCH, CCIM, SIOR

Executive Director
+1 612 685 8288
jon.rausch@cushwake.com

©2023 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.