

# For Sale – Watertown Industrial Building & Land

2910 Highway 25, Watertown, MN 55388

## Property Features

Gross Building Area:	7,680 sq. ft. + 1,534 sq. ft. of mezzanine
Finished Office Space:	1,534 sq. ft.
Year Built:	2008 (new office buildout in 2018)
Site Area:	7.3 acres (+/- 4.4 usable acres)
Clear Height:	18' – 22'
Oversized Drive-in Doors:	Two (2) 24' x 18'
Sediment/Flammable Trap:	Connected
Trench Drains:	Two (2)
City Sewer & Water:	Yes
Fire Suppression:	Wet System
Zoning:	Industrial
Outside Storage:	With CUP

## Financial

2020 Real Estate Tax:	\$17,508.00
For Sale Price:	\$945,000.00



[www.copperwoodmn.com](http://www.copperwoodmn.com)

18258 Minnetonka Blvd – Suite 205 Deephaven, Minnesota 55391

**Tom Bissen**

763.381.4991

[tom@copperwoodmn.com](mailto:tom@copperwoodmn.com)

**Mark Steingas**

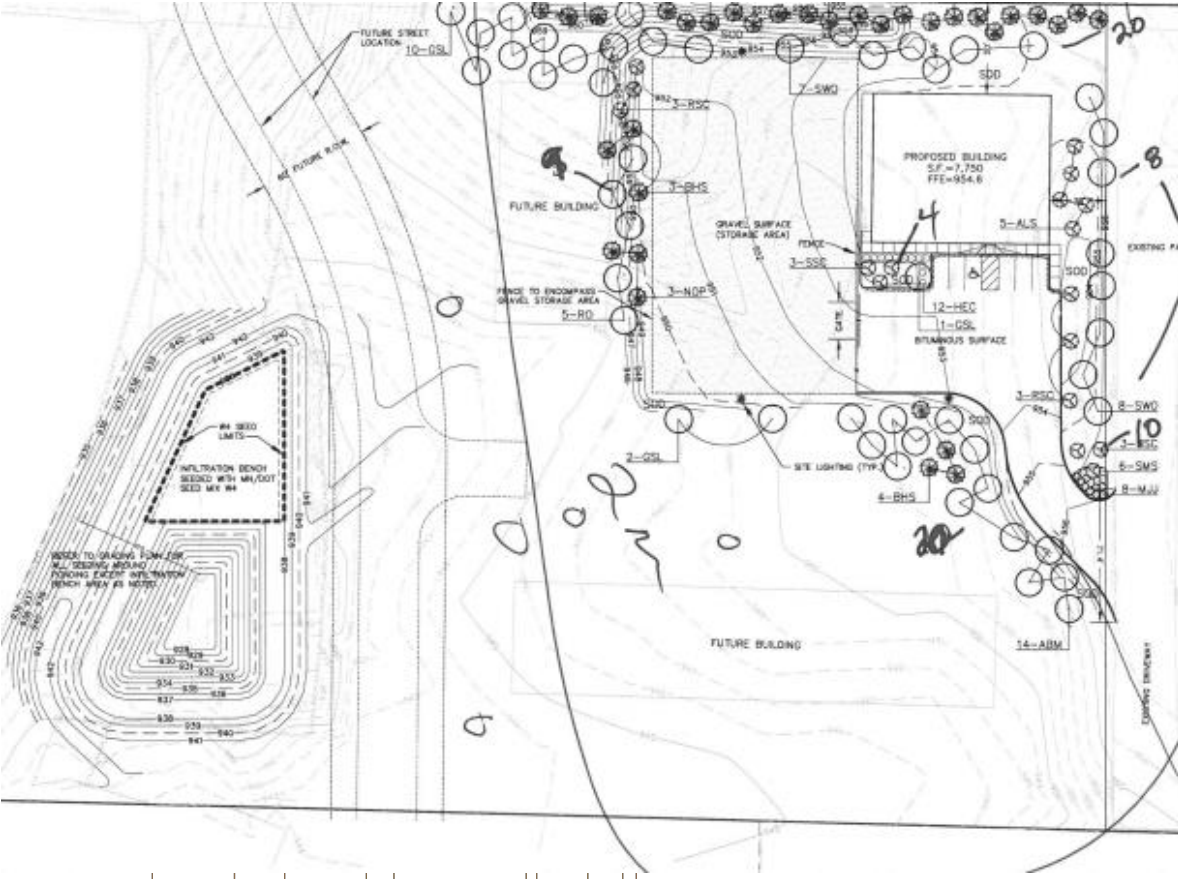
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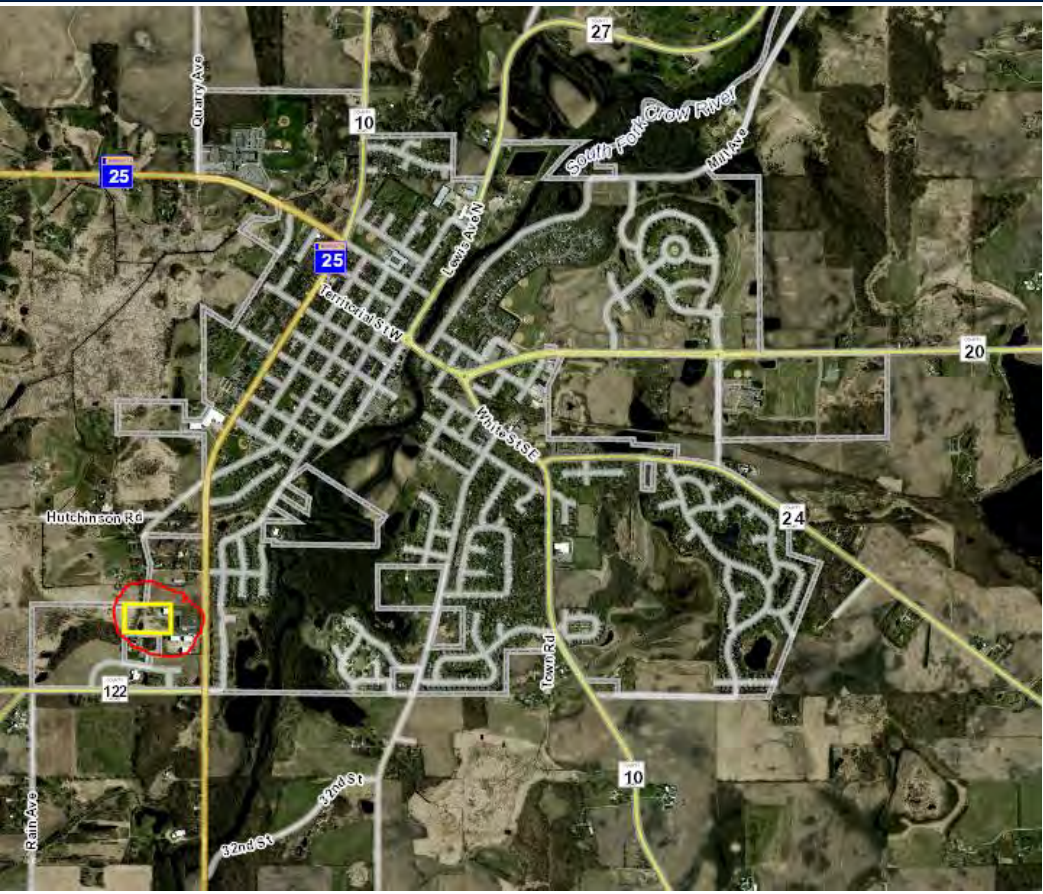
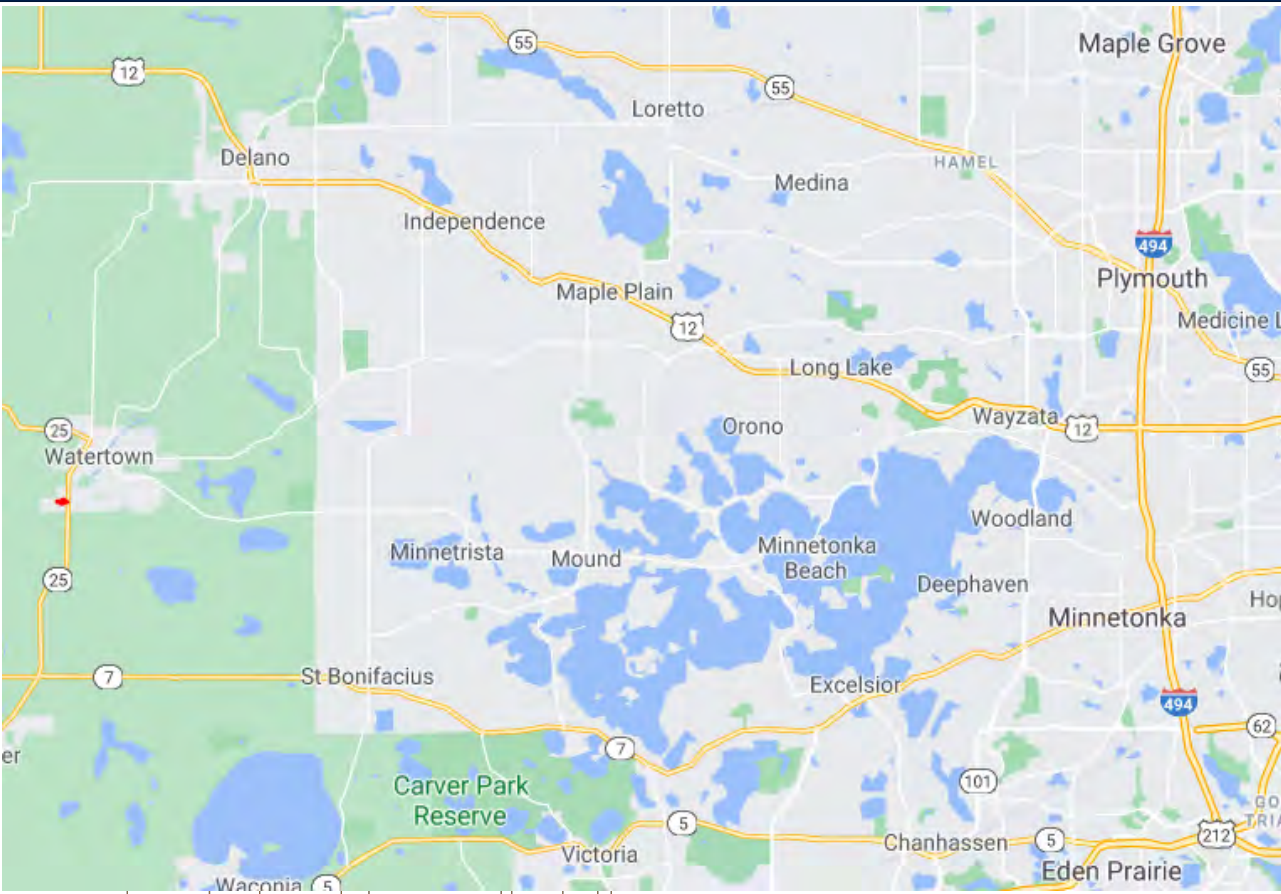
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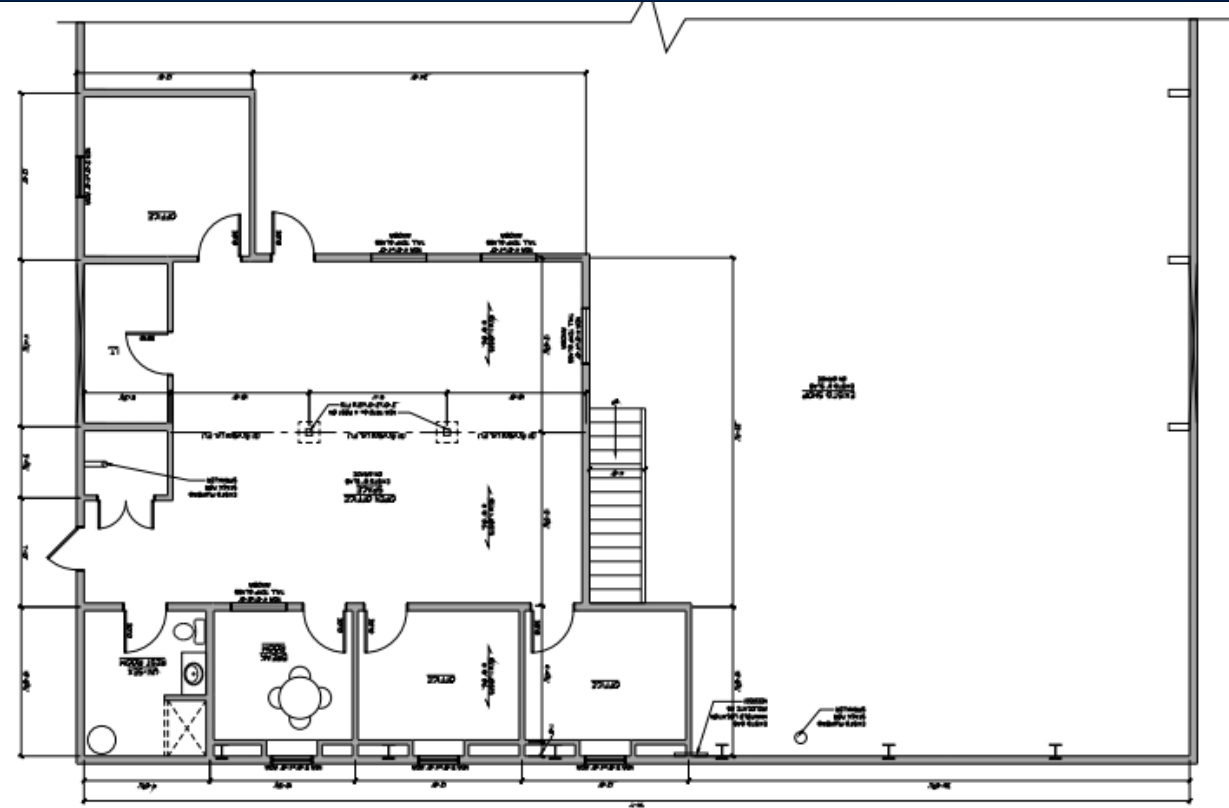
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Office Floor Plan

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