BTS FOR SALE OR LEASE

STACK INDUSTRIAL PARTNERS

NORTHWEST 94 INDUSTRIAL PARK

Otsego, MN

50,000 - 600,000 SF with 47.83 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

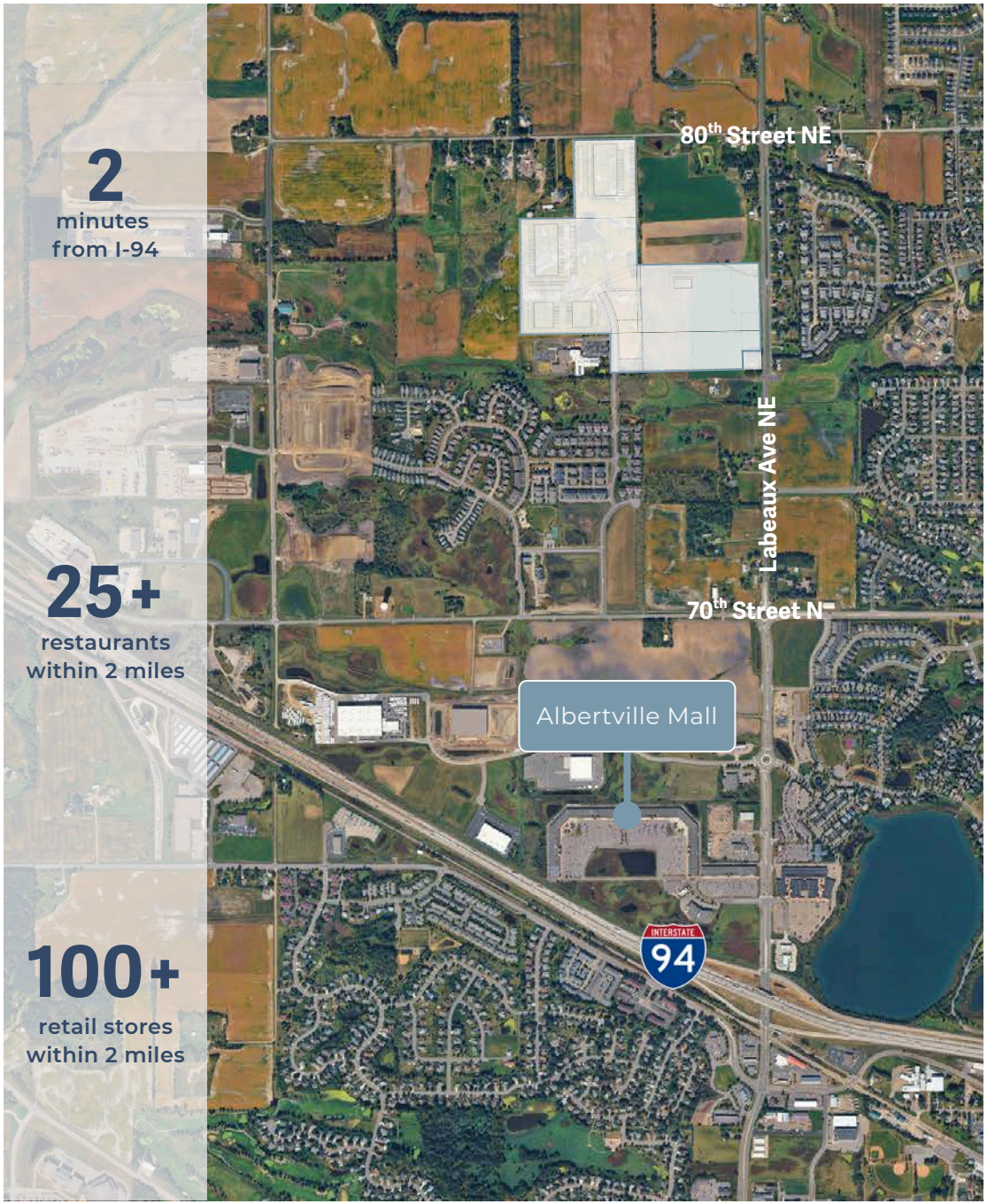
LOADING CAPABILITIES
BTS - Custom Loading Capabilities
Multiple Docks, Drive-in or Drive-Thru

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

DRIVE TIMES

0-10 minutes
Interstate 94
Albertville

10-20 minutes
Highway 494
Interstate 694
Interstate 169

30-40 minutes
Minneapolis
St. Paul
MSP Airport
St. Cloud

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