

OWATONNA BUSINESS INCUBATOR

"The Place to Start & Expand"

Overview



OBI offers virtually all the amenities a young business needs. Manufacturing space with high ceilings, electrical power, and loading docks with rents based on the tenant space needed today. OBI offers modern, comfortable office suites complimented with common use areas that include break room, conference rooms, and shared use of fax/copier machine.

Facility Statistics

LOCATION:	Owatonna Industrial Park at 1065 24 th Avenue SW
CONSTRUCTION:	(New 1998) Pre-Stress concrete tip-up wall panel
FACILITY SIZE:	40,000 square feet, approximately 33,000 leasable square feet
TENANTS AVG LENGTH OF STAY:	18 months to 5 years
MANUFACTURING AVAILABLE:	800 square feet - rent additional space when/as needed
OFFICE SPACES AVAILABLE:	150 to 200 square feet
LOADING DOCKS:	4 docks, 2 w/ levelers, & 1 overhead door for inside unloading. Concrete apron
CEILING HEIGHT:	Manufacturing area at 22 feet clear span
FLOOR:	6" concrete – 2,000 lb/ft compression load
ELECTRICAL:	Manufacturing has two 600 amp bus runs (120 volts provided throughout the building & included in base rent)
LIGHTING:	Manufacturing at 70-80 fc, Offices at 60-70 fc (included in base rent)
PHONE LINES INTO BUILDING:	200 pairs. Offices are wired for voice and data
SPRINKLER SYSTEM:	Throughout the building
WATER/FLOOR DRAINS:	Water is available, 8 floor drains in the manufacturing area
SECURITY SYSTEM:	Card reader system and key
COMMON USE AREAS:	

Restrooms
Loading Docks
Parking Lots
Copier/Prep Area



Conference Room



Lunch Room

PARKING LOTS/DRIVEWAYS:	Asphalt
HEATING AND COOLING:	<u>Offices:</u> Heating & cooling. <u>Manufacturing:</u> Heating only.
REAL ESTATE TAXES:	Included in base rental rates
INSURANCE:	Tenant responsibility per lease agreement. OBI named as additional insured on tenant insurance coverage.
MAINTENANCE:	Building maintenance, snow removal, and ground maintenance included in base rent. Tenants are responsible for maintenance of their lease space and their equipment.

Contact Information:

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