

SHOP/OFFICE SPACE FOR LEASE

1810 23rd Street S, Moorhead, MN 56560

MLS #26-558



PROPERTY DESCRIPTION: This 8,300 SF heated warehouse in Moorhead, MN offers flexible industrial space, demisable down to 3,500 SF across two separate units to suit a range of tenant sizes. The building features (7) 12'w x 14'h overhead doors, 16' sidewalls, linear paneled interior finishes, high bay lighting, and 100 amp electrical service, with floor drains serving half of the space. Additional concrete yard space is available adjacent to the building for outdoor storage or staging.



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

4609 33rd Ave S. Suite 400, Fargo, ND 58104

JUSTIN GUSTOFSON

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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

1810 23rd Street S (Building 2)



- 8,300 SF
100 amp single phase 120/240, 6"+ concrete, one gas meter, on electrical meter with Building 4
- UNIT D: HEATED WAREHOUSE UNIT SIZE: 3,500 SF (70' X 50')
- Three trench drains and oil trap
 - Bathroom
 - 3 - 12'w x 14'h OHDs
 - 16 Side Walls
 - Insulated, liner panel, heated
- UNIT E: HEATED WAREHOUSE UNIT SIZE: 4,800 SF 96' x 50'
- 4 - 12'w x 14'h OHDs
 - 16 Side Walls
 - Insulated, liner panel, heated
 - Attached to Unit D with bathrooms and floor drains

Type	SF	PPSF	Est. CAM
Unit D: Heated	3,500	\$7.25	\$1.50
Unit E: Heated	4,800	\$7.25	\$1.50
Total:	8,300	\$7.25	\$1.50



SITE OVERVIEW





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