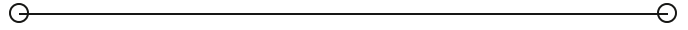


**LEASE**

# FLEX SPACE FOR LEASE

**300 33RD AVE S**

Waite Park, MN 56387



**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$8.50/RSF (Full Service)
<b>NUMBER OF UNITS:</b>	1
<b>AVAILABLE SF:</b>	4,100 SF
<b>LOT SIZE:</b>	31,906 SF
<b>BUILDING SIZE:</b>	8,400 SF

## PROPERTY DESCRIPTION

This property offers a flexible layout ideal for various commercial needs. The warehouse offers 2,100 SF of space with 16' clear height and a 12' x 14' OH door ensuring smooth operations and convenience for tenants and clients alike. The office offers 2,000 SF with two private offices, a break room, open work space and a training room with full bathroom and kitchen upstairs. With its prime location and well-maintained facilities, 300 34th Avenue South presents an excellent opportunity to establish your next industrial or commercial business.

## PROPERTY HIGHLIGHTS

- 2,100 SF Warehouse, 2,000 SF Office
- 14' x 12' OH Door
- 16' Clear Height
- Trench Drains, radiant heat, and flammable waste trap
- Two private offices, break room, multiple restrooms, and open workspace.
- Separate training room with kitchen and private restroom w/ shower.

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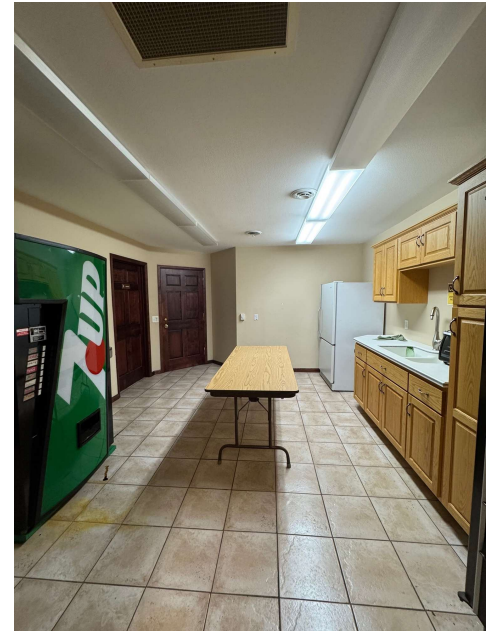
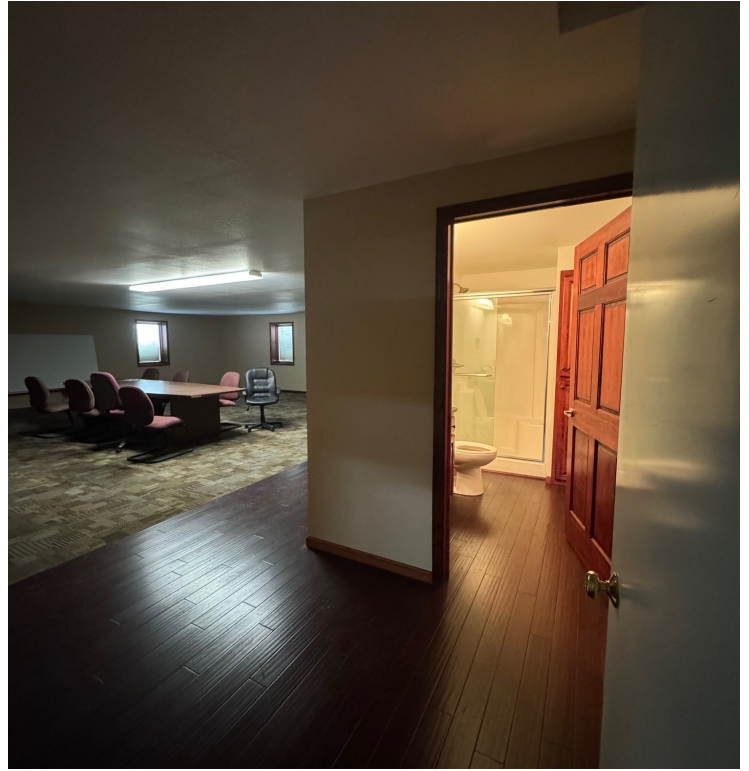
# LOCATION MAP



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## ADDITIONAL PHOTOS



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