

SHOP/OFFICE SPACE FOR LEASE

1822 23rd Street S, Moorhead, MN 56560

MLS #26-559



PROPERTY DESCRIPTION: This 8,200 SF industrial building offers a great mix of office and warehouse space in Moorhead. The front of the building features 3,000 SF of nice office space, while the 5,200 SF warehouse has 16' sidewalls, three 12'w x 14'h overhead doors, floor drains, linear panel, 200 amp three phase power and a washer/dryer hookup. The property sits on approximately an acre, improved with gravel for extra outdoor storage or parking area is approximately half an acre.



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

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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.

1822 23rd Street S (Building 4)



- 8,200 SF
200 amp, three phase 120/209, one meter that also feeds Building 2
- UNIT I: OFFICE UNIT SIZE: 3,000 SF (60' X 50')
- Nice office space with reception and storage
 - 6 large offices
 - Conference room
 - Lunch room
 - Mens and women's bathrooms
- UNIT J: HEATED WAREHOUSE / BREAK ROOM UNIT SIZE: 2,400 SF (48' X 50')
- Large break room
 - Two bathrooms each with toilet and urinal
 - Washer / Dryer
 - 1 - 12'w x 14'h OHD
 - 16' Side Walls
 - Insulated, liner panel, heater
 - Floor drain
- UNIT K: HEATED WAREHOUSE UNIT SIZE: 2,800 SF (56' X 50')
- 2 - 12'w x 14'h OHDs
 - 16' Side Walls
 - Insulated, liner panel, heater
 - Floor drain

Type	SF	PPSF	Est. CAM
Unit I: Office	3,000	\$12	\$1.50
Unit J: Office/Heated	2,400	\$8	\$1.50
Unit K: Heated	2,800	\$8	\$1.50
Total:	8,200	\$9.46	\$1.50



SITE OVERVIEW





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