

SHOP/OFFICE SPACE FOR LEASE

1814 23rd Street S, Moorhead, MN 56560

MLS #26-557



PROPERTY DESCRIPTION: This 6,000 SF industrial/flex building in Moorhead featuring heated shop space demisable down to 1,500 SF, (3) 12'w x 14'h overhead doors for drive-in access and 2,000 SF of cold storage. Currently serviced with three 100 amp electrical services and capacity for expansion to 800 amp 3-phase, making the building well-suited for manufacturing, fabrication or other power-intensive users.



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

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

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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.

1814 23rd Street S (Building 3)



- 6,000 SF
Power: 3 - 100amp meters, 120/240v single phase, can hook up 800 amp, 3phase (277/480 - three phase in Unit G)
- UNIT F: OFFICE / HEATED SHOP UNIT SIZE: 1,500 SF (30' X 50')
- Office and bathroom on main level, 2nd office and bathroom on mezzanine
 - Floor drain
 - 12'w x 14'h OHD
 - Connects to Unit G
 - 16' Side Walls
 - Block walls, Concrete ceiling
- UNIT G: HEATED WAREHOUSE UNIT SIZE: 2,500 SF (50' X 50')
- 480 volt transformer could be hooked
 - 12'w x 14'h OHD
 - Connects to Unit F with bathroom and office.
 - 16' Side Walls
 - Block walls, Concrete ceiling
- UNIT H: COLD WAREHOUSE UNIT SIZE: 2,000 SF (40' X 50')
- 12'w x 14'h OHD
 - 16' Side Walls
 - Block walls, Concrete ceiling

Type	SF	PPSF	Est. CAM
Unit F: Office/Heated	1,500	\$6	\$1.50
Unit G: Heated	2,500	\$6	\$1.50
Unit H: Cold	2,000	\$4.50	\$1.50
Total:	6,000	\$5.50	\$1.50



SITE OVERVIEW



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