

# FOR LEASE

## Margo Ave Warehouse/Outdoor Storage 12335 Margo Ave S, Hastings MN 55033



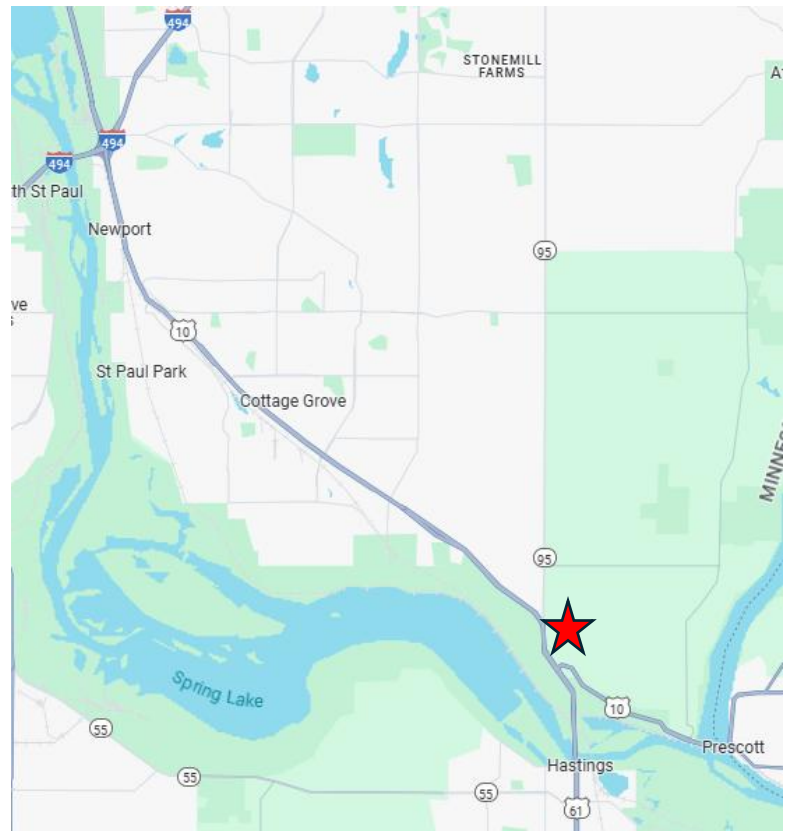
### LISTING DETAILS

- Building Size: 14,976 SF
- Land Size: 2.50 Acres
- Space Available: 3,976 – 8,976 SF
- Office Available: 1,130 SF
- Outdoor Storage: Available
- Lease Rates: \$14.00 Modified Gross  
○ Utilities Tenant's Expense

### PROPERTY DETAILS

- Fenced Outdoor Parking/Storage
- Private Single Offices Available
- Steel Construction
- 18' Clear Height
- (4) 14' Drive-In Doors
- Common Area Restrooms

### LOCATION



**CROSSROADS**  
PROPERTIES

Mark Young

D: 651-233-2435 | M: 651-307-2371

Zac Houle

D: 651-209-0520 | M: 651-248-7567

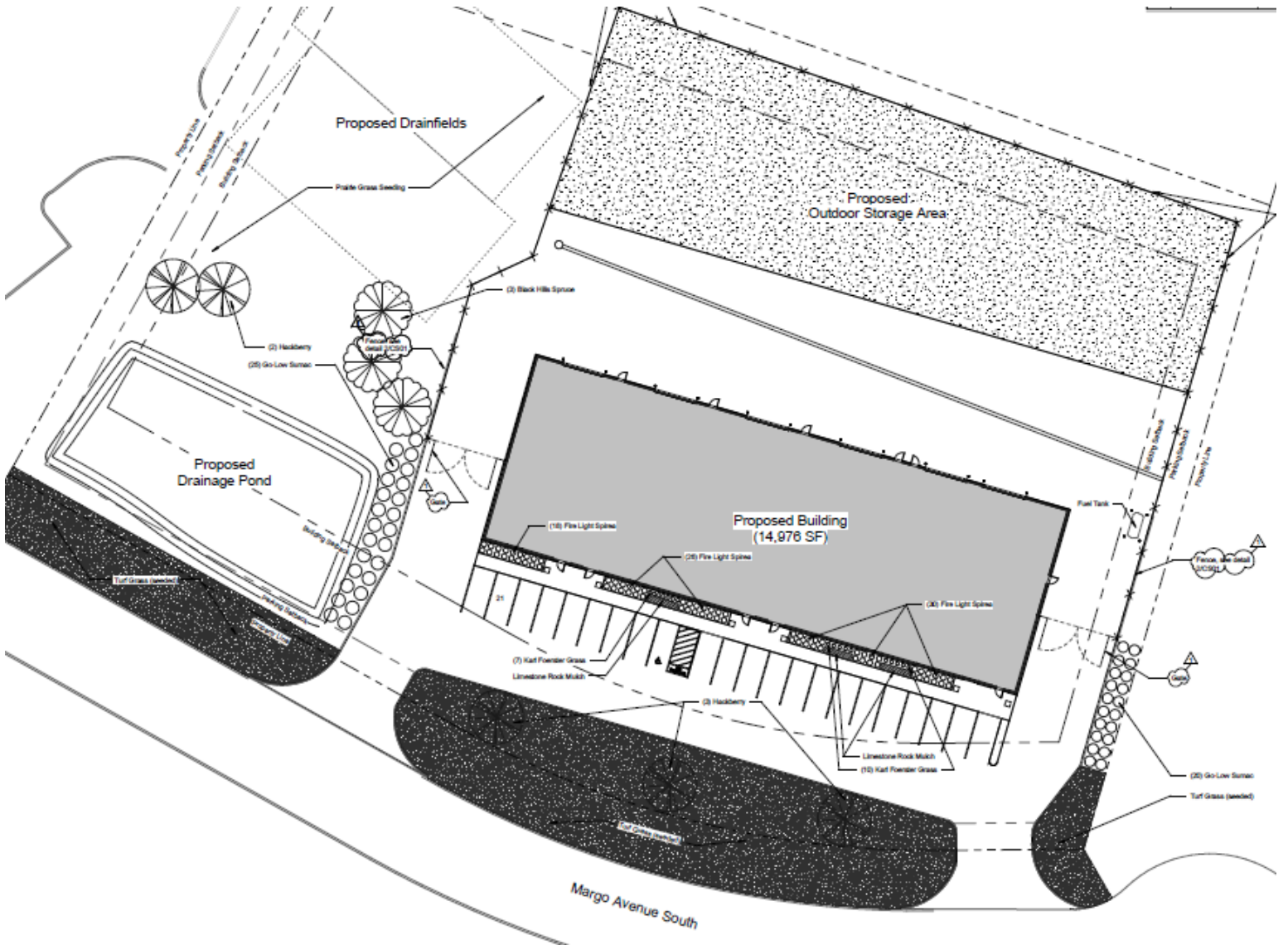
7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

[www.crossroadsproperties.net](http://www.crossroadsproperties.net)

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**Margo Ave Warehouse/Outdoor Storage**  
**12335 Margo Ave S, Hastings MN 55033**

**SITE PLAN**



**NORTH**



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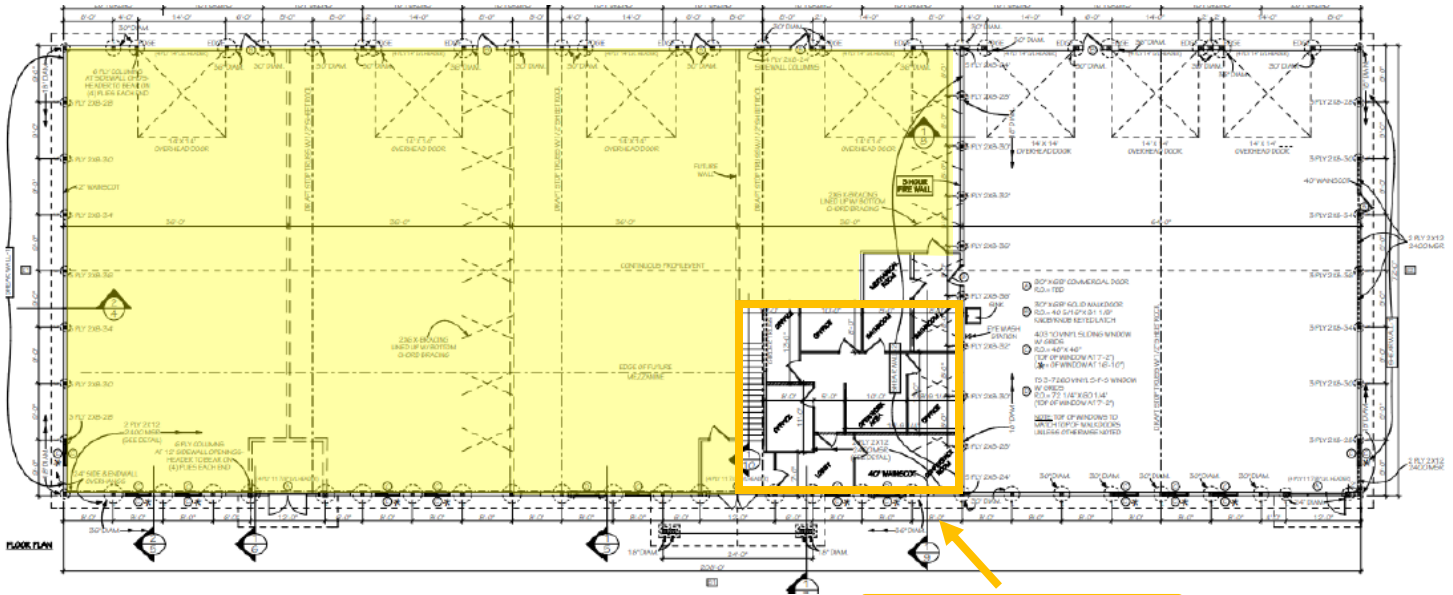
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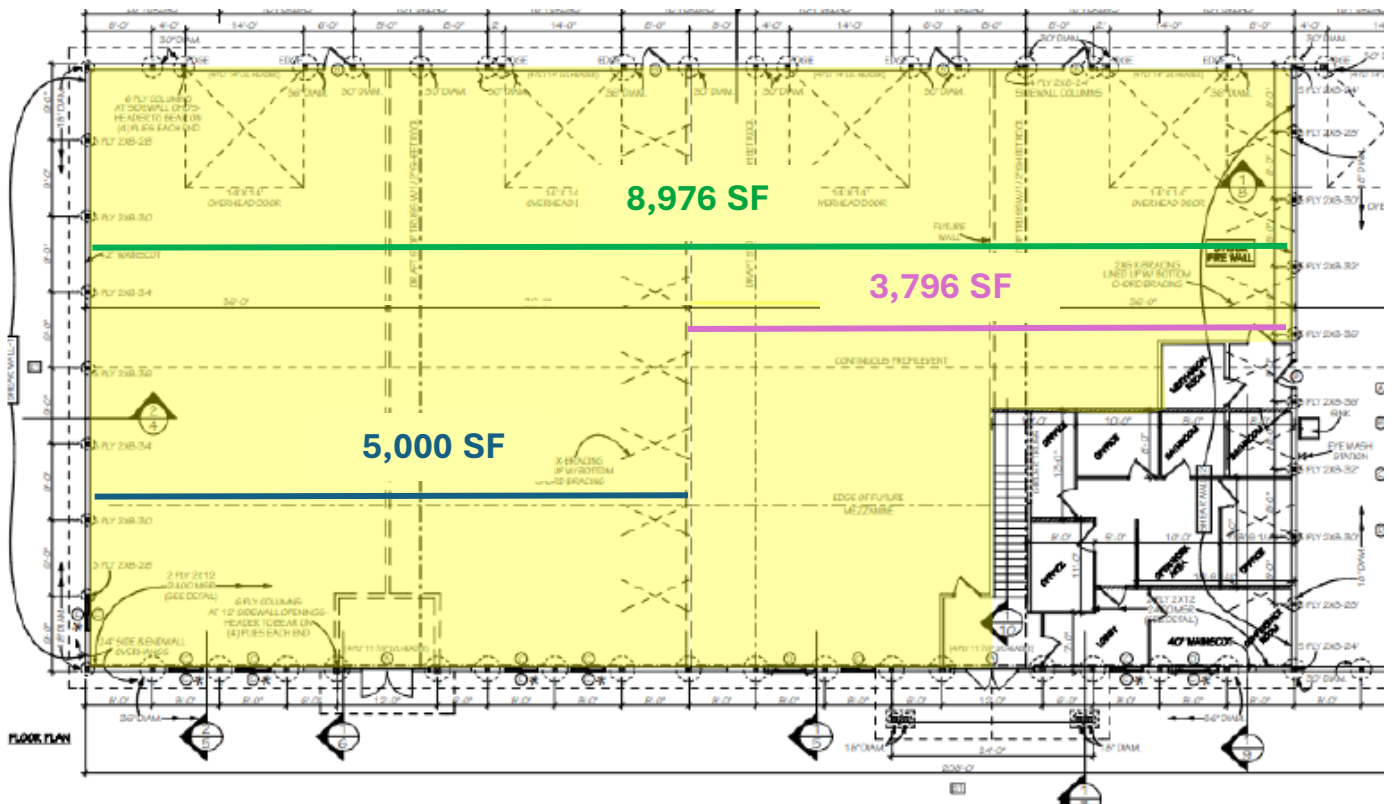
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**SITE PLAN**



**AVAILABLE OFFICE**

**FLOOR PLAN (3,796 – 8,976 SF)**



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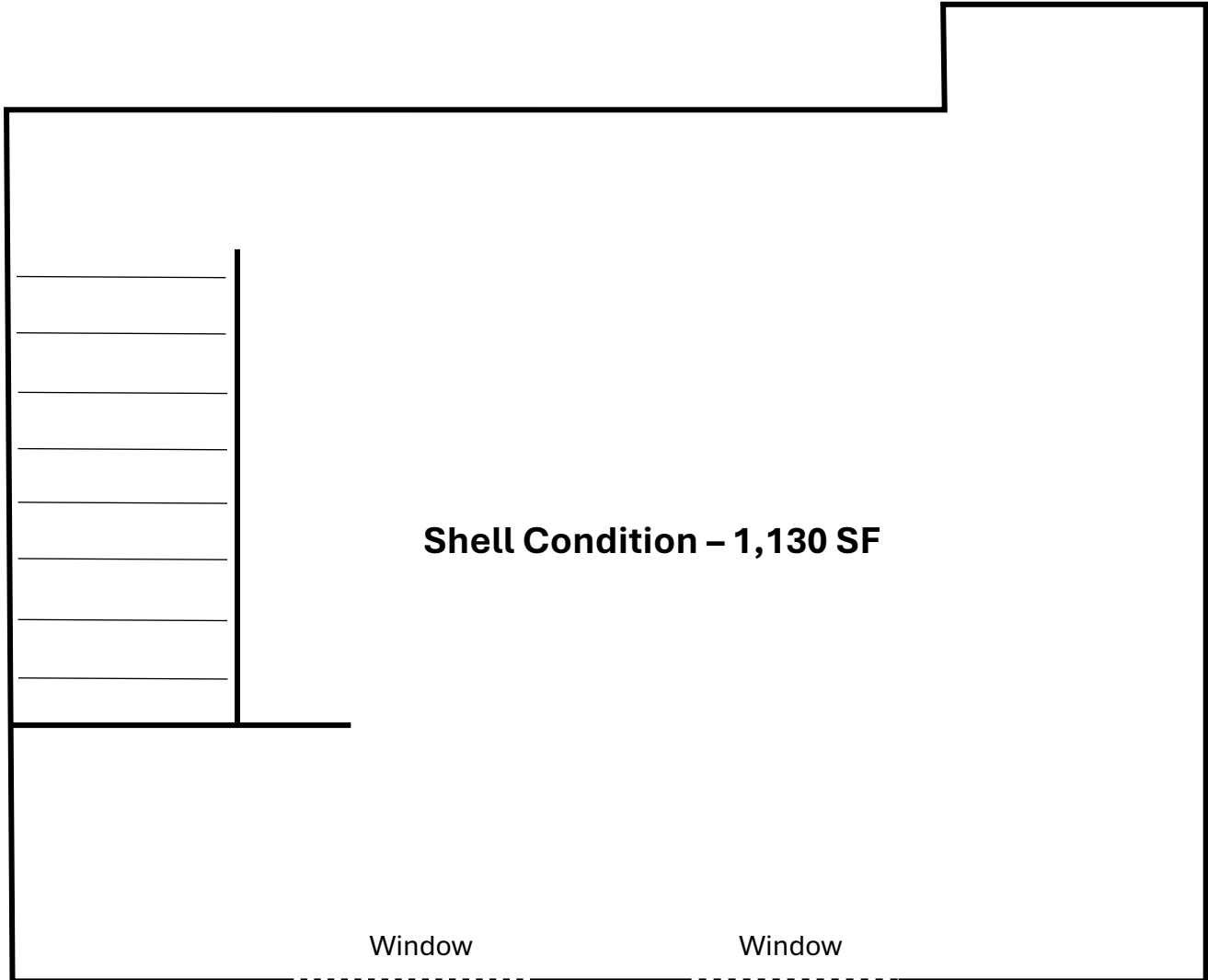
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**FLOOR PLAN – OFFICE SPACE (1,130 SF)**



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