

For Lease: 3,400 SF Shop Space

2323 16th Avenue S, Suite 108, Moorhead, MN 56560

MLS #26-344



PROPERTY DESCRIPTION: 3,400 SF Heated shop for lease in Moorhead Industrial Park. Shop offers two garage doors, office, and large concrete mezzanine. Common area includes conference room, break room, and both men's & women's restrooms. \$3,000/Month gross lease rate includes all expenses, utilities and 3,000 SF of exterior concrete parking. Additionally, 0.6 acres of yard space can be added for \$1,000/Month.

LEASE RATE: \$10.60 PSF

Gross

Utilities Included in Rent

\$3,000/mo

SPACE SIZE: 3,400 SF

LEASE TERM: 3 - 5 Years

FEATURES:

- Heated shop with office
- Large concrete mezzanine with a storage room that could be used as an office
- Common area with a men's and women's bathrooms, break room, and conference room
- 3,000 SF paved parking included
- Additional 26,000 SF (0.6 Acres) of yard space available for \$1,000/Month.



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com

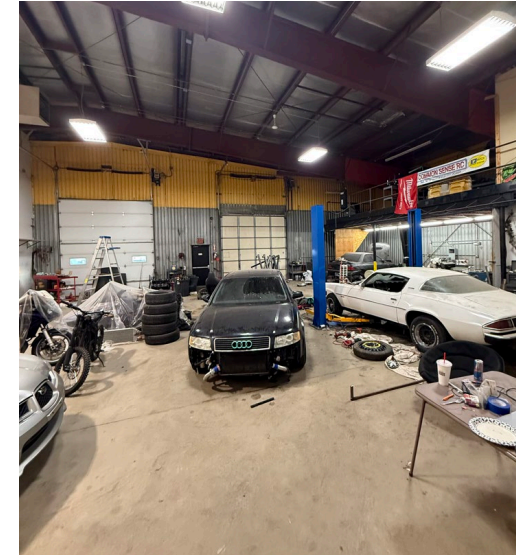
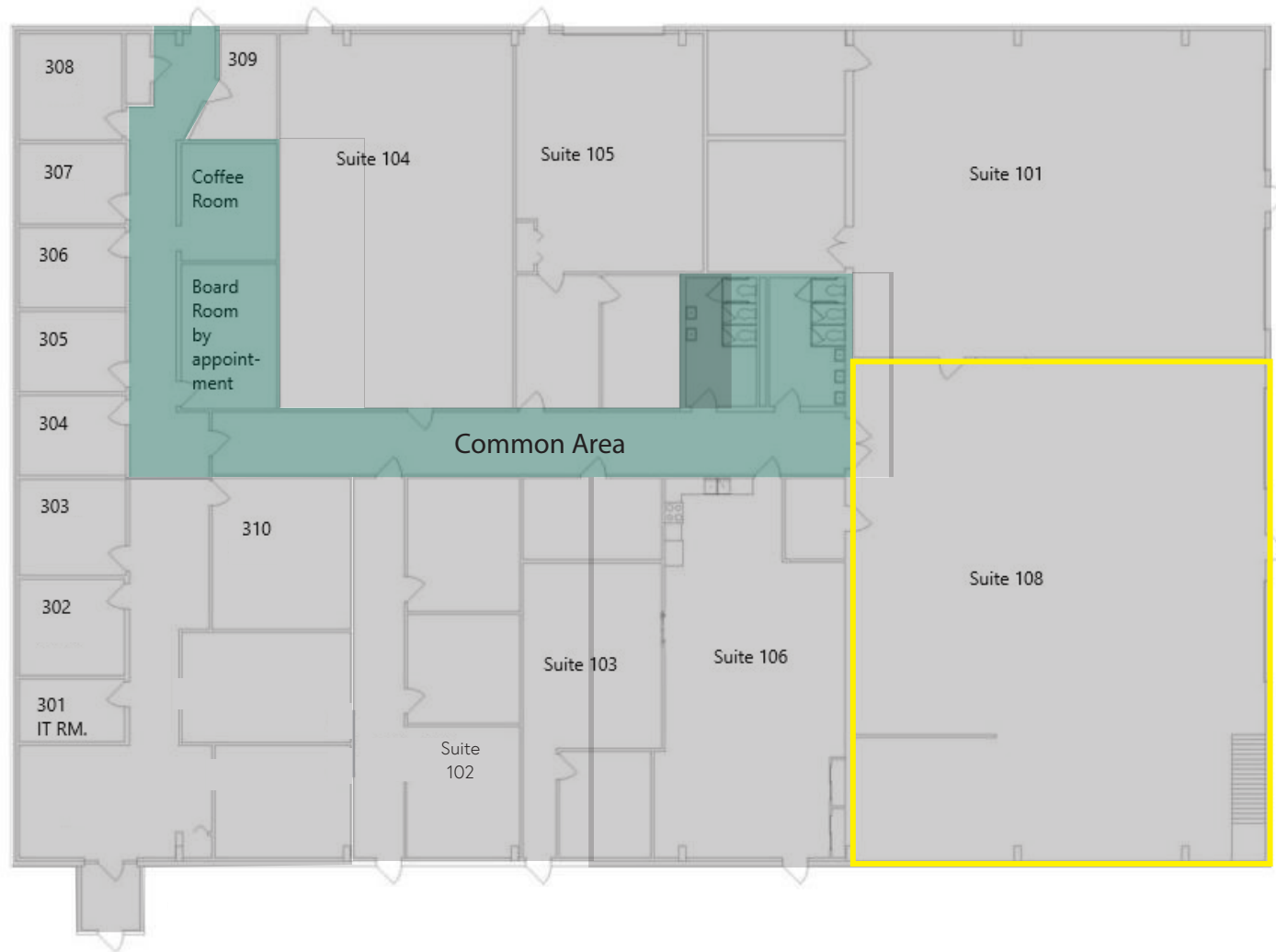
4609 33rd Ave S, Suite 400, Fargo, ND 58104

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.

SIERRA WENDT | REALTOR®

701.499.3949

sierra@prgcommercial.com



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23rd Street S

20th Avenue S

Main Avenue SE



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