

MAIN AVE INDUSTRIAL

3030 24TH AVE S, MOORHEAD, MN 56560


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE OR LEASE



INDUSTRIAL PROPERTY WITH SUPERIOR SOUTH MOORHEAD LOCATION

Sale Price: \$4,575,000

Gross Lease Rate(Office): \$13.00 PSF

Gross Lease Rate(Warehouse): \$8.50 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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BUILDING SIZES

Building 1 - 20,600 SF
Building 2 - 13,626 SF
Building 3 - 8,000 SF

PRICE

\$4,575,000

GROSS LEASE RATE

Office: \$13.00 PSF
Warehouse: \$8.50 PSF
Yard: \$0.40 PSF

TENANT EXPENSES

Heat, Electricity, Janitorial, Snow

PARCEL NUMBER

58.637.0100

LOT SIZE

6.17 acres
268,901 SF

TAXES/SPECIALS

\$0.13 PSF

ZONING

Community Commercial

YEAR BUILT

Building 1 - 2000
Building 2 - 2006
Building 3 - 2011

PROPERTY DESCRIPTION:

For Sale or Lease: This high quality office/warehouse property is a flagship location opportunity for investors or businesses needing flexible space with superior access to Interstate 94 and Main Ave in a premiere industrial park in Moorhead, MN. Building 2 is fully leased. Over 19,000 SF of yard space remains available adjacent to Building 3. This is a must-see property that is truly one of a kind in this market!

- Beautifully landscaped and maintained exterior
- High quality construction
- Superior accessibility just off I-94
- Perimeter chain link fence with barbwire top and motorized gate securing shop yard

SPACE AVAILABLE FOR LEASE

Building 1:	Office	12,000 SF	AVAILABLE
	Office	680 SF	AVAILABLE
	Warehouse	7,920 SF	LEASED
Building 2:	Office	3,252 SF	LEASED
	Warehouse	10,374 SF	LEASED
Building 3:	Warehouse	8,000 SF	AVAILABLE



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SITEPLAN

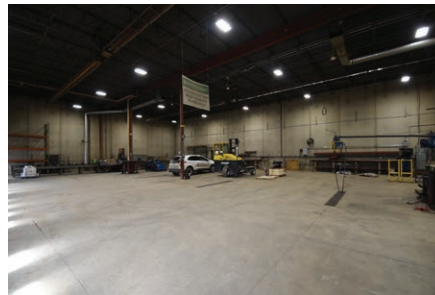
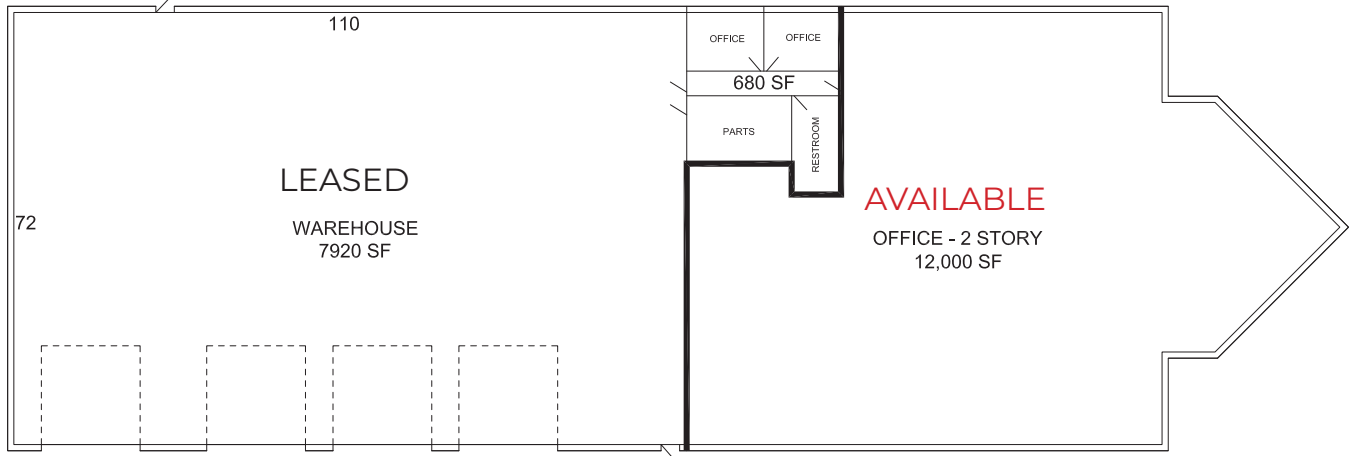


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BUILDING 1



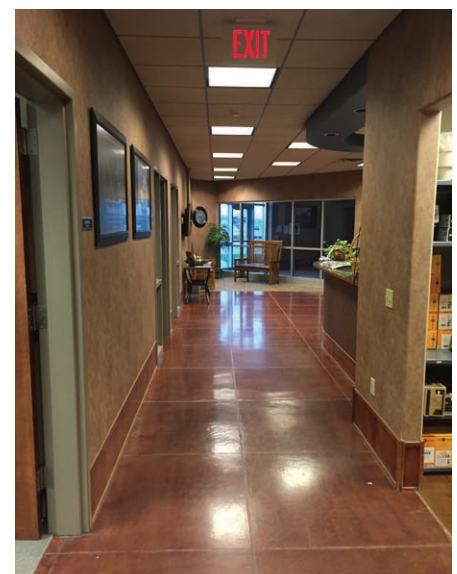
Total Size:
7,920 SF WAREHOUSE - LEASED
12,000 SF OFFICE - AVAILABLE FOR LEASE
Clear Heights: 20'-21'
Year Built: 2000
Construction: Pre-cast Concrete
OHD: Four 16'x16' doors

Warehouse Features:

- 600 volt, 3 phase power
- Shop office/restroom and shower
- Drop down power and air in bays
- Roughed in wash bay
- Warehouse 72'W x 110'D

Office Features:

- Stained concrete floors
- 2-story vestibule
- Elevator



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BUILDING 2



FIRST FLOOR



Office: 3,252 SF (2 floors) - LEASED

Warehouse: 10,374 SF - LEASED

Total Size: 13,626 SF

Clear Heights: 20' - 22'

Year Built: 2006

Construction: Pre-cast Concrete

OHD: Three 16'x16' doors

Features:

- Building located within secured, fenced area
- Two story office space, large training room
- Restrooms on both floors
- Interior roof drains
- Reznor heaters - shop
- Split system direct exchange A/C
- Floor drains in warehouse
- 11 ton crane

SECOND FLOOR



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BUILDING 2



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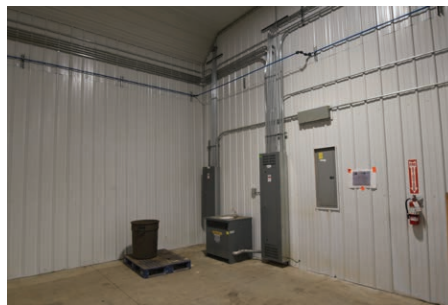
BUILDING 3



AVAILABLE FOR LEASE

Warehouse: 8,000 SF
Clear Heights: 18'
Year Built: 2011
Construction: Wood Frame
OHD: Two 16'x16' doors

- 80' W x 100' D
- Two Reznor heaters
- Upgraded electrical 3-phase



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YARD SPACE

