



1740 E. College Dr.

MARSHALL, MN 56258

Space for Lease

CBRE

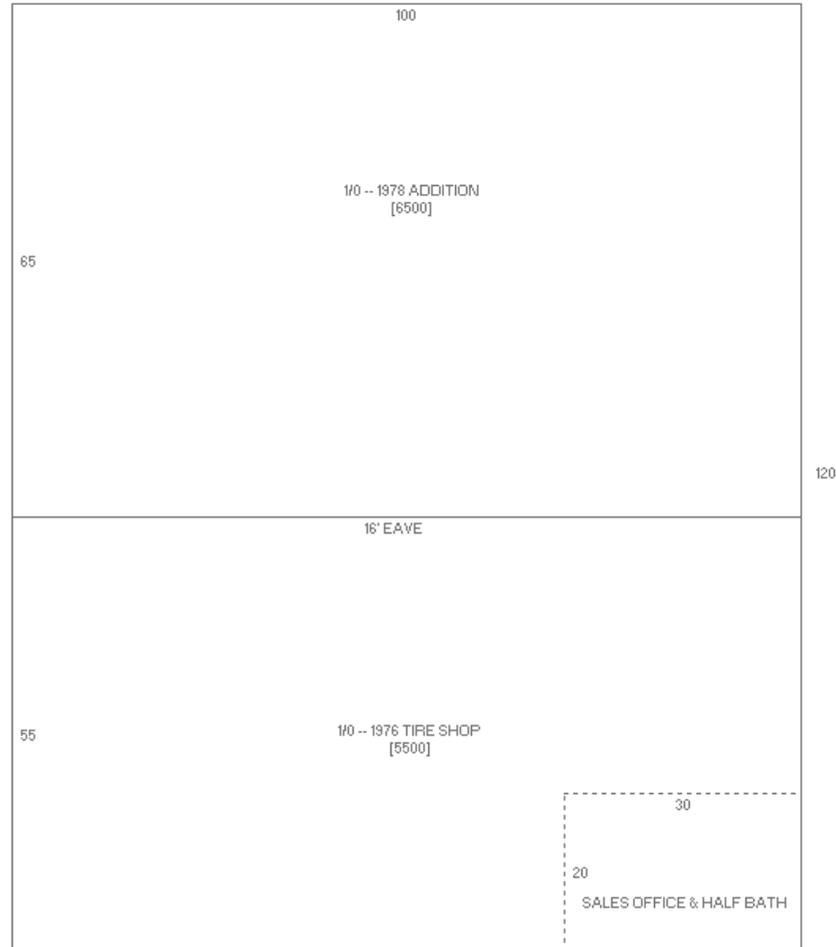
Industrial + Office Space

1740 E. COLLEGE DR. MARSHALL, MN

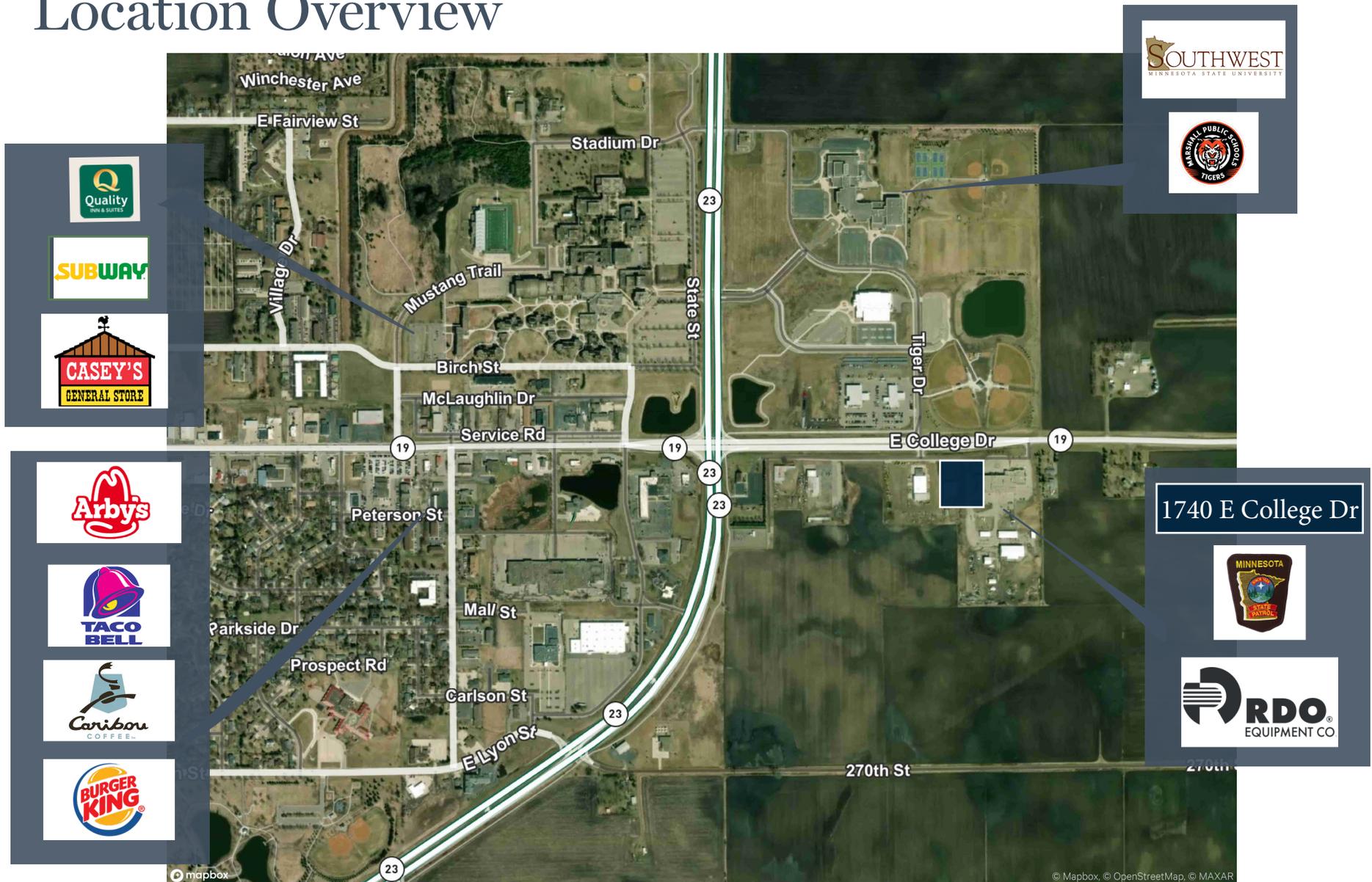
Located at 1740 E College Drive in Marshall, Minnesota, this 12,000 SF industrial facility offers functional and efficient space within the heart of the city's core industrial business district. Positioned on 2.5 acres, the property provides excellent operational convenience with 16' sidewalls and six 12'x14' overhead doors, making it well-suited for a variety of industrial, distribution, or service-oriented users. With flexible lease term options and strong accessibility, the property presents a compelling opportunity for businesses seeking value and utility in a highly functional industrial setting.

Address	1740 E College Drive Marshall, MN
Property Type	Industrial
Offering Rate	\$6,250/Month NNN
Term	Flexible Options Available
Total Square Feet	12,000 SF
Office	600 SF
Year Built	1976 & 1978
Zoning	General Industrial
Parcel Number	25-597003-4
Side Walls	16'
Acres	2.5
Other	(6) 12'x14' OH Doors

Floor Plan



Location Overview



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