

# SHOP/OFFICE PORTFOLIO FOR SALE OR LEASE

1800, 1810, 1814, 1822 and 1828 23rd Street S, Moorhead, MN 56560

MLS #25-836 & 26-11



**PROPERTY DESCRIPTION:** One of a kind opportunity to Lease or Purchase contiguous parcels in the Moorhead boasting 5 buildings with a total of 33,620 SF on 2.65 AC of land which is predominantly concrete. Combination of office, shop and warehouse. Great opportunity for and Owner/Occupant, Investor, or Tenant. Building 1 and 5 have month to month leases with potential for longer term and are only available for lease along with another building. Currently being offered for lease per Building. Call if interested in a single unit.

**PURCHASE PRICE:** \$3,500,000

**TENANT EXPENSES:** Heat  
Air Conditioning  
Electric  
Water/Sewer/  
Garbage  
Building Maintenance  
& Repair  
Insurance  
Phone/Internet

**SPACE RANGE AVAILABLE:** 33,620 SF

**TOTAL LAND:** 115,729 SF (2.65 acres)

**PARCELS:** 58.504.0115 and  
58.504.0090

**LEASE RATE:** \$8 - \$10.39 SF

**CAM EXPENSES:** Snow Removal &  
Lawn Care  
Insurance  
Real Estate Taxes

**ESTIMATED CAM:** \$1.43 SF



PROPERTY RESOURCES GROUP

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SITE OVERVIEW



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**LEASE RATES**

<u>Unit</u>	<u>Type</u>	<u>SF</u>	<u>PPSF</u>	<u>Rent /YR</u>	<u>Rent /M</u>
<b>* Building 1:</b>					
Unit A:	Office	1,260	\$10.00	\$12,600.00	\$1,050.00
Unit B:	Heated	1,760	\$10.00	\$17,600.00	\$1,466.67
Unit C:	Cold	3,600	\$6.00	\$21,600.00	\$1,800.00
<b>Total:</b>		<b>6,620</b>	<b>\$7.82</b>	<b>\$51,800.00</b>	<b>\$4,316.67</b>

<b>Building 2:</b>					
Unit D:	Heated	3,500	\$8.00	\$28,000.00	\$2,333.33
Unit E:	Heated	4,800	\$8.00	\$38,400.00	\$3,200.00
<b>Total:</b>		<b>8,300</b>	<b>\$8.00</b>	<b>\$66,400.00</b>	<b>\$5,533.33</b>

<b>Building 3:</b>					
Unit F:	Office/Heated	1,500	\$9.50	\$14,250.00	\$1,187.50
Unit G:	Heated	2,500	\$9.50	\$23,750.00	\$1,979.17
Unit H:	Heated	2,000	\$8.00	\$16,000.00	\$1,333.33
<b>Total:</b>		<b>6,000</b>	<b>\$9.00</b>	<b>\$54,000.00</b>	<b>\$4,500.00</b>

<b>Building 4:</b>					
Unit I:	Office	3,000	\$12.00	\$36,000.00	\$3,000.00
Unit J:	Office/Heated	2,400	\$10.00	\$24,000.00	\$2,000.00
Unit K:	Heated	2,800	\$9.00	\$25,200.00	\$2,100.00
<b>Total:</b>		<b>8,200</b>	<b>\$10.39</b>	<b>\$85,200.00</b>	<b>\$7,100.00</b>

<b>* Building 5:</b>					
Unit L:	Office/Heated	4,500	\$9.50	\$42,750.00	\$3,562.50
<b>Total:</b>		<b>4,500</b>	<b>\$9.50</b>	<b>\$42,750.00</b>	<b>\$3,562.50</b>

**Total:                    33,620    \$8.93   \$300,150.00   \$25,012.50**

\* - Buildings - 1 & 5 are leased month to month and only available to a Tenant needing one or the other in addition to one or all of the vacant building

**SITE OVERVIEW**





**Building 1:** 200 amp, single phase, 120/240

**UNIT A: OFFICE UNIT SIZE:** 1,280 SF (16' x 40' on each floor)

**LEASE RATE:** \$10 SF

**FEATURES:**

- Main floor: lobby, 2 bathrooms, 1 office, spiral stairs,
- Second floor: lobby, 1 bathroom, one office, Heat and ac

**UNIT B: HEATED SHOP UNIT SIZE:** 1,760 SF (44' x 40')

**LEASE RATE:** \$10 SF

**FEATURES:**

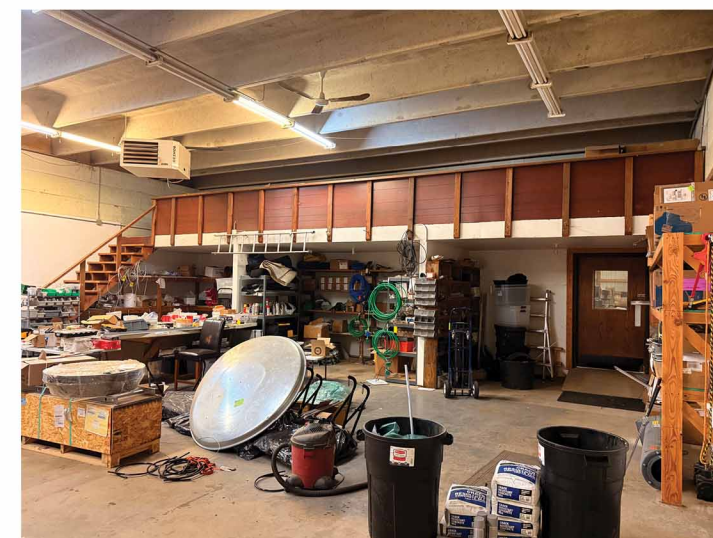
- 1 - 12h x 10w OHD, Large mezzanine

**UNIT C: COLD STORAGE UNIT SIZE:** 3,600 SF (72' x 50')

**LEASE RATE:** \$6.00 SF

**FEATURES:**

- 2 - 10h x 2w OHD,
- 12' Side Walls,
- Open truss ceiling, no insulation



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**Building 2:** 100 amp single phase 120/240, 6"+ concrete, one gas meter, on electrical meter with Building 4

**UNIT D: HEATED WAREHOUSE UNIT SIZE: 3,500 SF (70' X 50')**

**LEASE RATE: \$8.00 SF**

**FEATURES:**

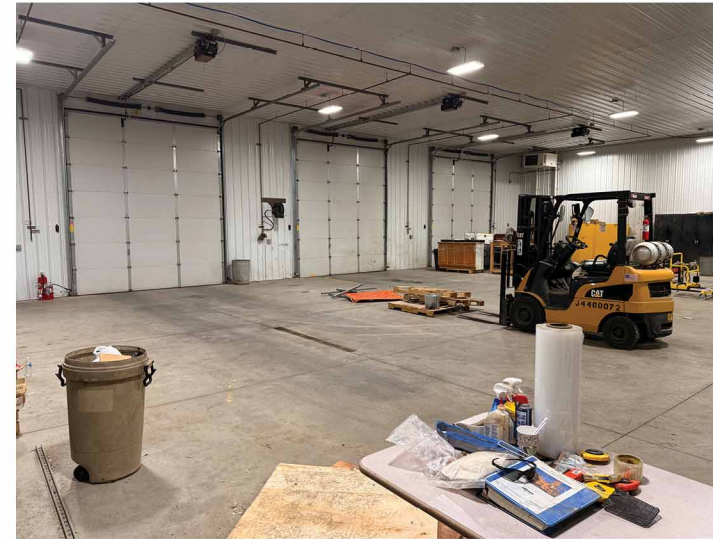
- Three trench drains and oil trap
- Bathroom
- 3 - 14 x 12 OHDs
- 16 Side Walls
- Insulated, liner panel, heated

**UNIT E: HEATED WAREHOUSE UNIT SIZE: 4,800 SF**

**LEASE RATE: \$8.00 SF**

**FEATURES:**

- 4 - 14 x 12 OHDs
- 16 Side Walls
- Insulated, liner panel, heated
- Attached to unit D with bathrooms and floor drains



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**Building 3:** 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')**

**LEASE RATE: \$9.50 SF**

**FEATURES:**

- Office and bathroom on main level, 2nd office and bathroom on mezzanine
- Floor drain,
- 14h x 12w OHD
- Connects to unit G
- 16' Side Walls
- Block walls, Concrete ceiling

**UNIT G: HEATED WAREHOUSE UNIT SIZE: 2,500 SF (50' X 50')**

**LEASE RATE: \$9.50 SF**

**FEATURES:**

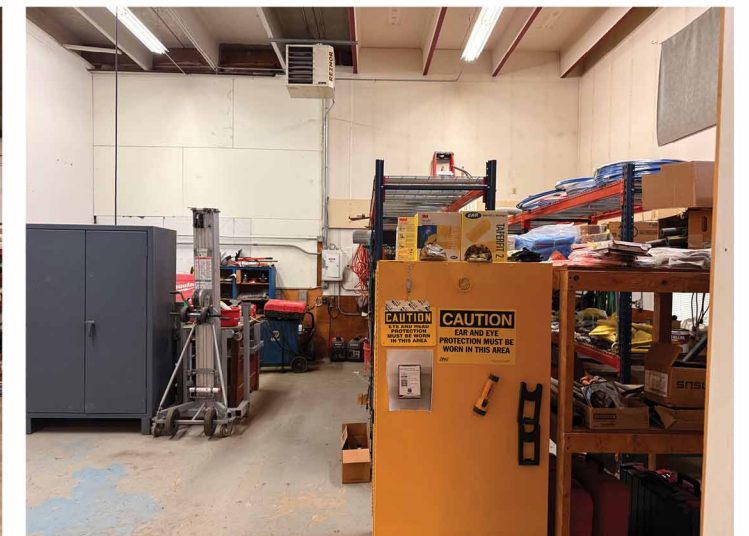
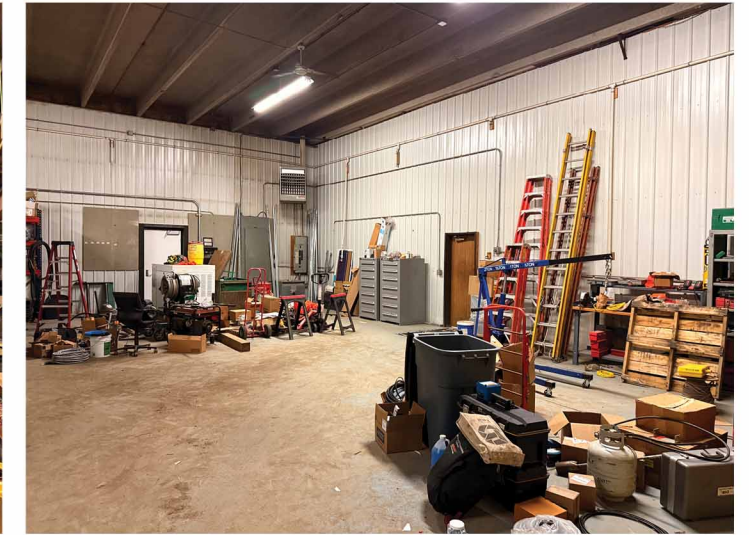
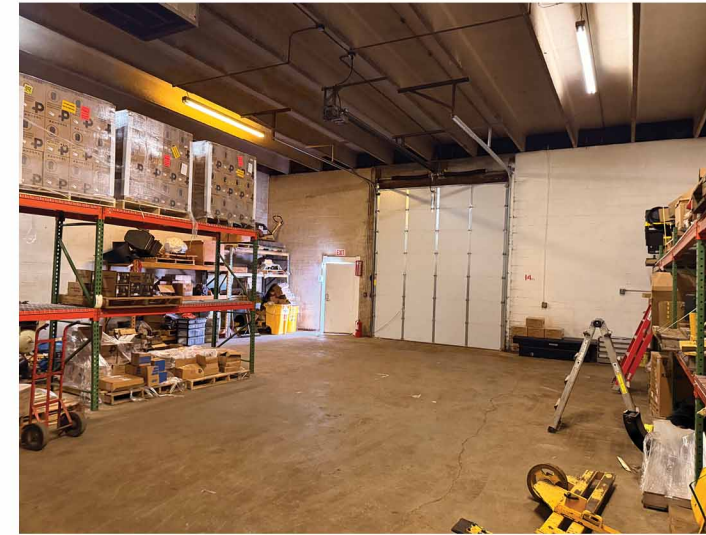
- 480 volt transformer could be hooked
- 14h x 12w OHD
- Connects to unit F with bathroom and office.
- 16' Side Walls
- Block walls, Concrete ceiling

**UNIT H: HEATED WAREHOUSE UNIT SIZE: 2,000 SF (40' X 50')**

**LEASE RATE: \$8.00 SF**

**FEATURES:**

- 14h x 12w OHD
- 16' Side Walls
- Block walls, Concrete ceiling



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**Building 4:** 200 amp, three phase 120/209, one meter that also feeds Building 2.

**UNIT I: OFFICE UNIT SIZE: 3,000 SF (60' X 50')**

**LEASE RATE: \$12.00 SF**

**FEATURES:**

- Nice office space with reception and storage
- 6 large offices
- Conference room
- Lunch room
- Mens and women's bathrooms

**UNIT J: HEATED WAREHOUSE / BREAK ROOM UNIT SIZE: 2,400 SF (48' X 50')**

**LEASE RATE: \$10.00 SF**

**FEATURES:**

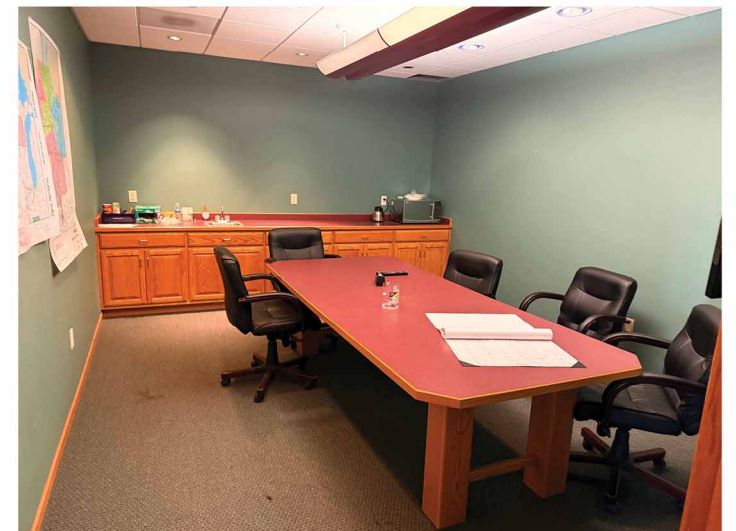
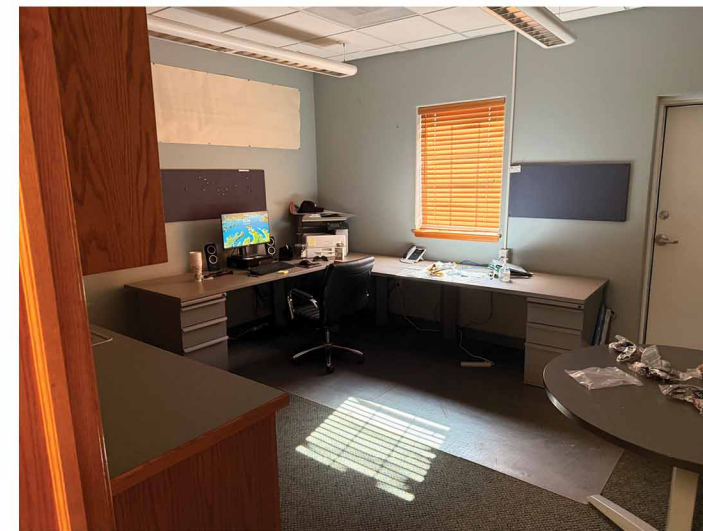
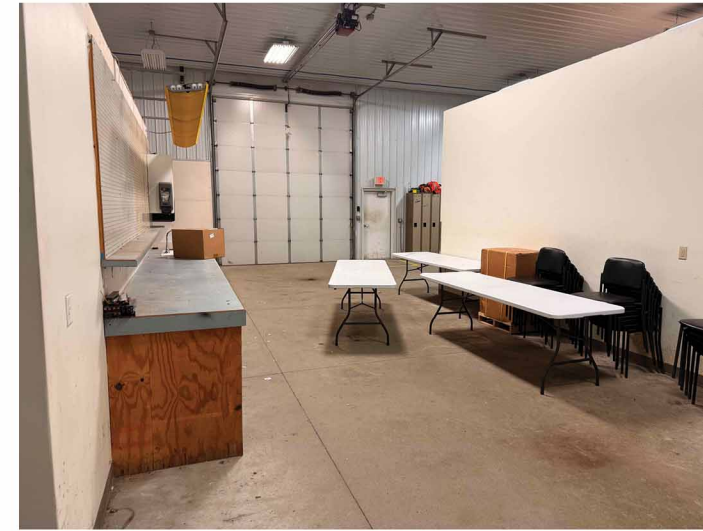
- Large break room
- Two bathrooms each with toilet and urinal,
- Washer / Dryer
- 1 - 14 x12 OHD
- 16' Side Walls
- Insulated, liner panel, heater,
- Floor drain

**UNIT K: HEATED WAREHOUSE UNIT SIZE: 2,800 SF (56' X 50')**

**LEASE RATE: \$9.00 SF**

**FEATURES:**

- 2 - 14 x12 OHDs
- 16' Side Walls
- Insulated, liner panel, heater,
- Floor drain



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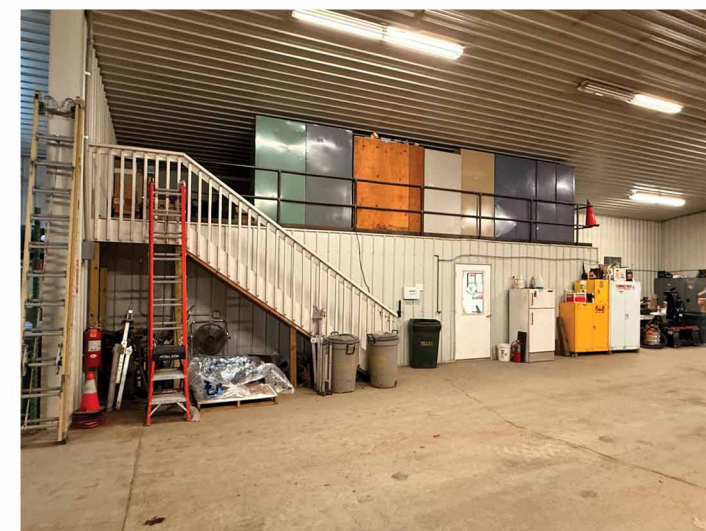
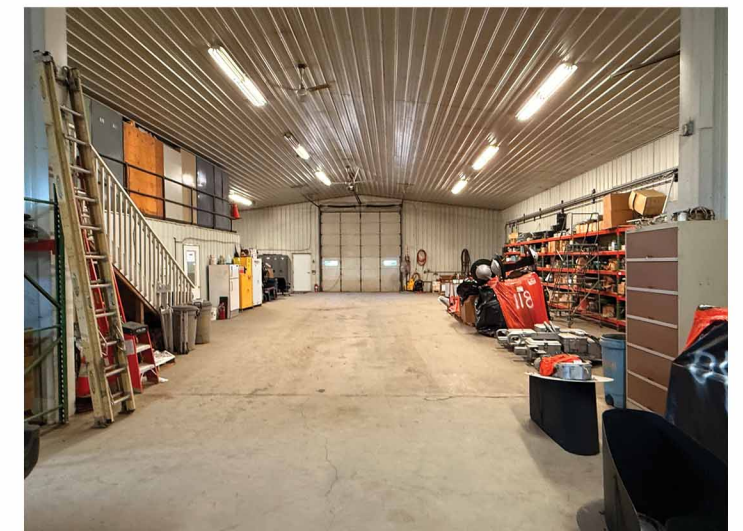
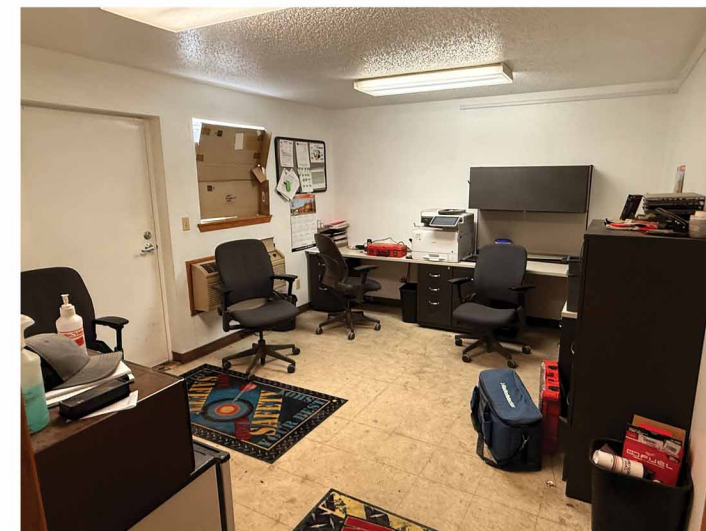
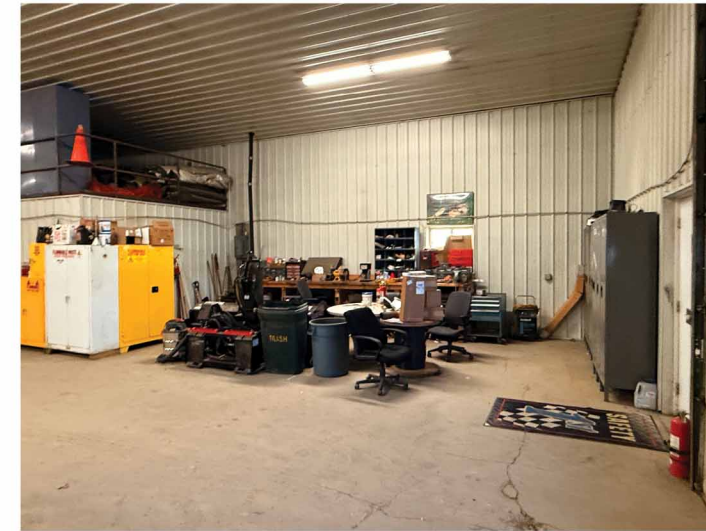
**Building 5:**

UNIT E: HEATED SHOP with OFFICE UNIT SIZE: 4,500 SF

LEASE RATE: \$9.50 SF

**FEATURES:**

- 14h x 12w OHD and 12h x 12w OHD
- 16' side walls
- Floor drain
- Back sections could be subdivided
- Ceiling fans
- Break room, bathroom, office with AC
- Mezzanine for storage above
- Heated
- 200 amp 3 phase



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