

# SHOP AND OFFICE SPACE FOR LEASE

3456 70th Street S, Moorhead, MN 56560

MLS #26-151



## Property Description:

Versatile property offering a mix of warehouse and office space just off of I-94 in Moorhead. The building features approximately 2,945 SF of shop/warehouse space complemented by 3,700 SF of two-story office. The warehouse is equipped with two 18-foot overhead doors and 3-phase electrical service, ideal for manufacturing, distribution, or service-based users. A 2.6-acre fully improved gravel lot available for additional rent provides valuable outdoor storage, fleet parking, or sales lot.

## Available Space:

3,700 SF Office  
2,945 SF Shop  
2.6 Acre Exterior Parking Lot

## Lease Rate:

\$7.75 SF (Tenant responsible for utilities)



www.PropertyResourcesGroup.com  
4609 33<sup>rd</sup> Ave S, Suite 400, Fargo, ND 58104

**BRENDAN MULDOON**  
REALTOR®  
701.499.3938  
brendan@prgcommercial.com

**JUSTIN GUSTOFSON**  
CCIM, SIOR, REALTOR®  
701-499-3875  
justin@prgcommercial.com

SHOP SPACE



AVAILABLE LOT FOR RENT

OFFICE SPACE



**BRENDAN MULDOON**  
REALTOR®  
701.499.3938  
brendan@prgcommercial.com

**JUSTIN GUSTOFSON**  
CCIM, SIOR, REALTOR®  
701-499-3875  
justin@prgcommercial.com



**BRENDAN MULDOON**  
REALTOR®  
701.499.3938  
brendan@prgcommercial.com

**JUSTIN GUSTOFSON**  
CCIM, SIOR, REALTOR®  
701-499-3875  
justin@prgcommercial.com

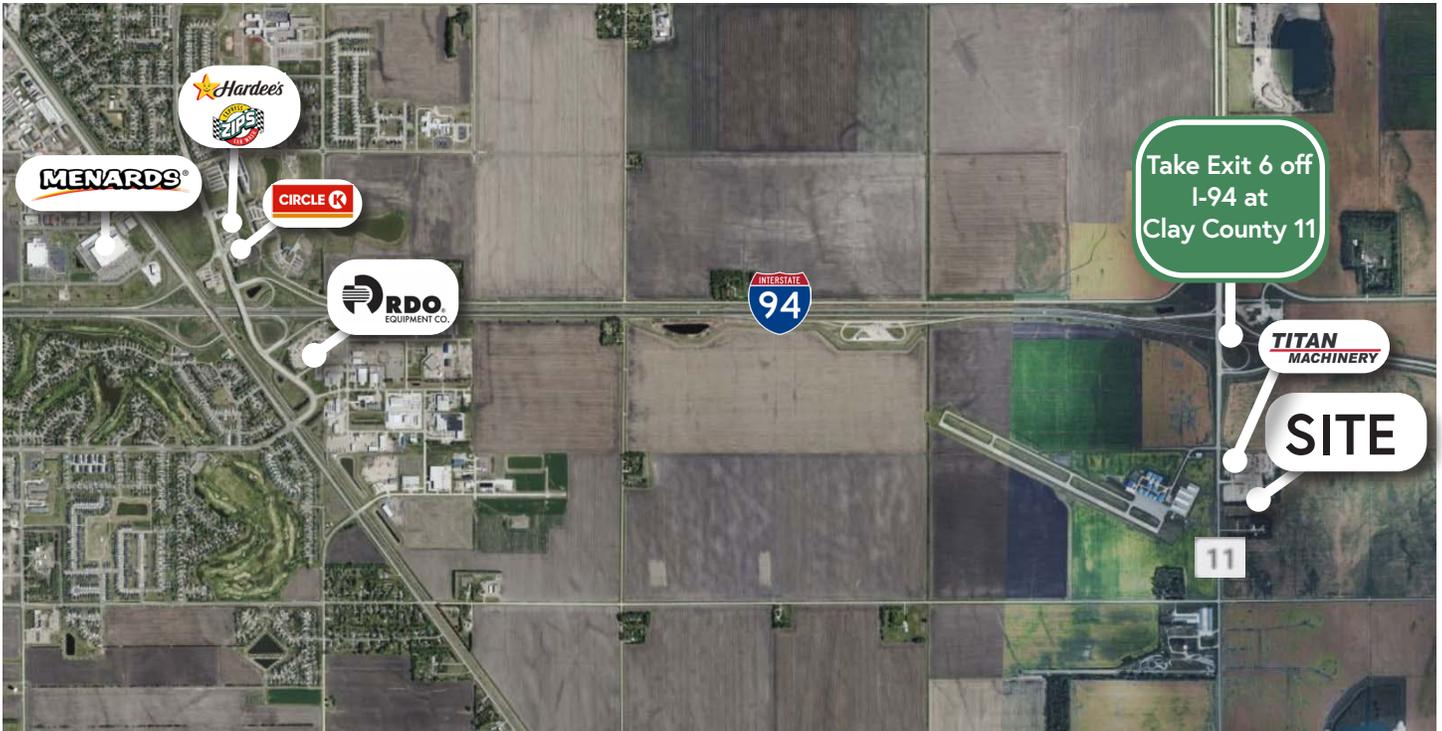
www.PropertyResourcesGroup.com  
4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104

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.

www.PropertyResourcesGroup.com  
4609 33<sup>rd</sup> 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.

SITE MAP



PROPERTY RESOURCES GROUP

www.PropertyResourcesGroup.com  
4609 33<sup>rd</sup> Ave S. Suite 400, Fargo, ND 58104

**BRENDAN MULDOON**  
REALTOR®  
701.499.3938  
brendan@prgcommercial.com

**JUSTIN GUSTOFSON**  
CCIM, SIOR, REALTOR®  
701-499-3875  
justin@prgcommercial.com