



FOR LEASE

6000 SF
RETAIL / SHOWROOM
WAREHOUSE

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6,000 SF Heated Warehouse

24245 Co Rd 7, St Augusta MN 56301

Amenities:

- Loading Dock with 12-Foot Drive-in Door.
- Well Insulated: (6" wall) (10-12' Ceiling)
- 14-16' Clean Span Ceiling Height
- Ceiling Mounted Gas Forced Air System
- Electric Service: 200 AMP 3 Phase
- 140 SF Office Area
- Conveniently Located: 2 Blocks South of Dollar General & Less than 2 Miles to Hwy I-94

60 x 40 outside yard area, plus concrete abutment. Common area parking for employees is available, if desired.

Lease Rate: \$6.00 per SF (\$3000/month) + Real Estate Taxes: \$.80 per SF (\$400/month)

Information provided by Owner. Neither Axis Commercial Realty, Inc., nor its agents, can guarantee the accuracy of such information.

FOR LEASE 6000 SF
Warehouse – 24245 Co Rd 7, St Augusta MN



Well-lit, Clear Span Production Area



12'x12' Overhead Door



Loading Dock