

AVAILABLE FOR LEASE

7063 28TH AVENUE SOUTH
GLYNDON TWP, MINNESOTA

LISTING BROKERS

KONRAD OLSON, SIOR
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PROPERTY DETAILS

ADDRESS	7063 28 th Avenue South Glyndon Township, Clay County, Minnesota
ZONING	AG - Agricultural
TOTAL BUILDING SF	8,750 SF± (Approx. 4,800 SF ± Available for Limited Cold Storage)
SITE SIZE	358,499 SF± (8.23 ± Acres)
PROPERTY TAX & SPECIAL ASSESSMENTS	\$1,839.47 Property Tax <u>\$ 474.53 Annual Installment of Special Assessments</u> \$2,314.00 2025 Total Property Tax & Special Assessments
LEASE RATE	\$6,113/Month

LEASE & OPERATING EXPENSES

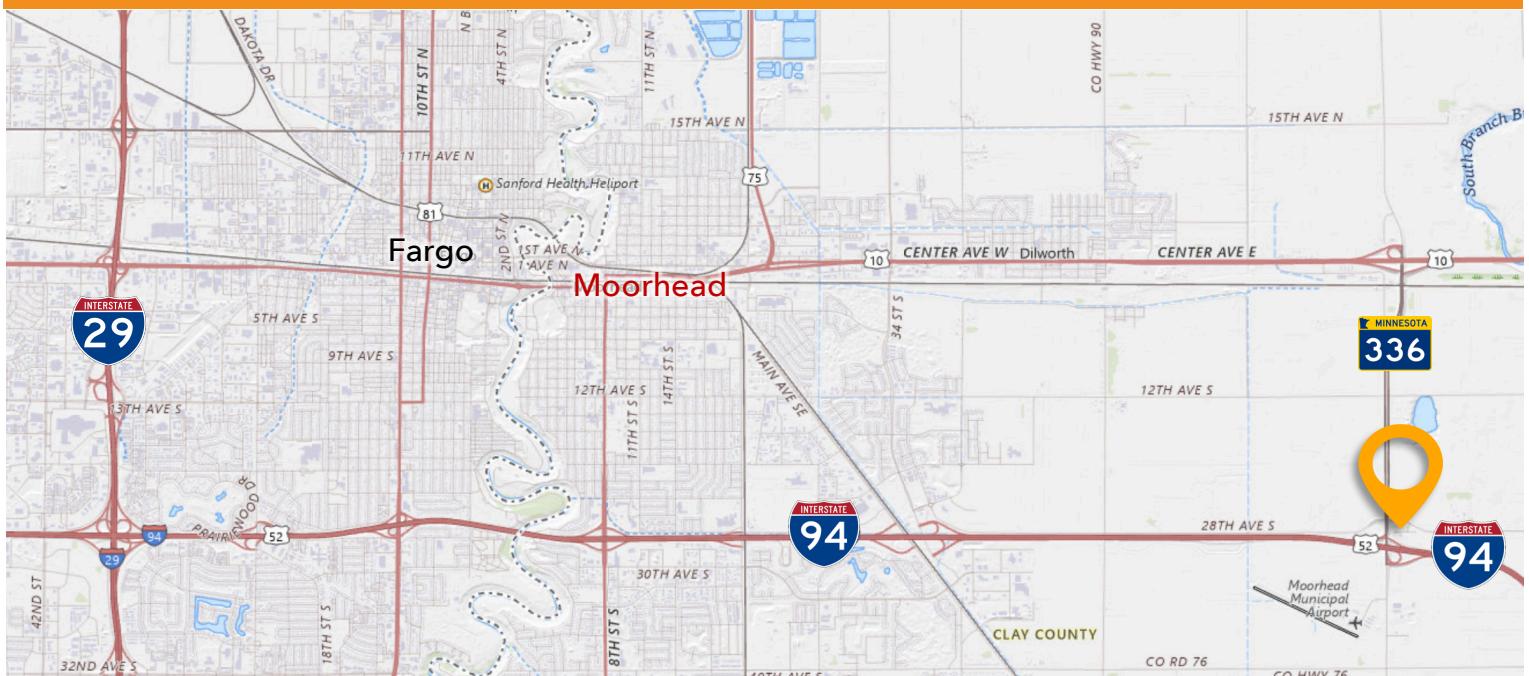
TENANT EXPENSE

Property Taxes & Installments of Special Assessments
Utilities
Phone/Data
Snow Removal
Lawn Care & Weed Control

LANDLORD EXPENSE

Landlord's Liability Insurance

LOCATION



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