

AVAILABLE FOR LEASE

7063 28TH AVENUE SOUTH
GLYNDON TWP, MINNESOTA

LISTING BROKERS

KONRAD OLSON, SIOR
Designated Broker
701.280.1606
konrad@konradolson.com

MEGAN WALOCK
Associate Broker
701.280.1606
megan@konradolson.com

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 \$ 474.53 Annual Installment of Special Assessments \$2,314.00 2025 Total Property Tax & Special Assessments
LEASE RATE	\$6,113/Month

LEASE & OPERATING EXPENSES

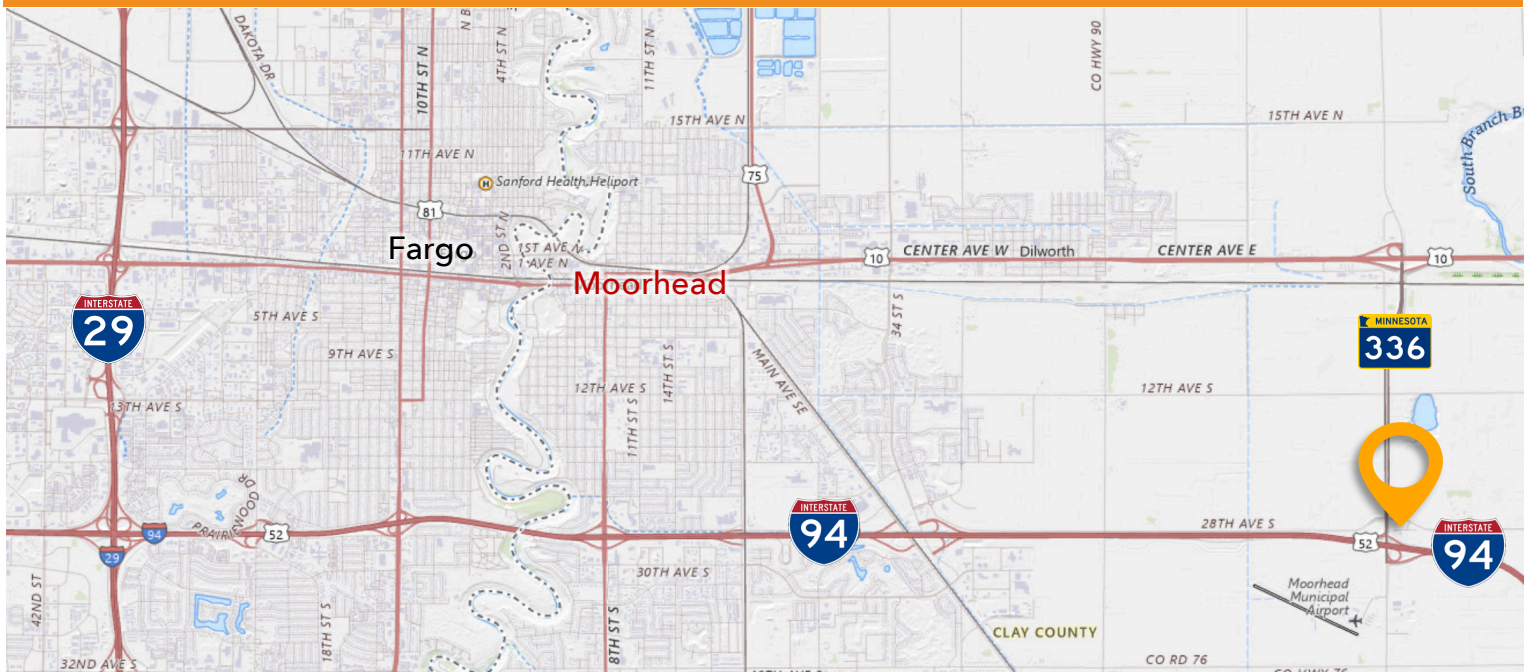
TENANT EXPENSE

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

LANDLORD EXPENSE

Landlord's Liability Insurance

LOCATION



CONTACT

KONRAD OLSON, SIOR
Designated Broker
701.280.1606
konrad@konradolson.com

MEGAN WALOCK
Associate Broker
701.280.1606
megan@konradolson.com



Broker for the Lessor
2501 13th Ave. S. - Suite 204
Fargo, ND 58103
(701)280-1606

Individual Memberships
Society of Industrial and
Office Realtors



© 2025 Konrad Olson Commercial Real Estate. The following information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All measurements are considered to be "more or less".