



OBSIDIAN  
GROUP



## FARMINGTON WAREHOUSE

701 1ST STREET, FARMINGTON, MN

FOR LEASE



## CONTACT



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## PROPERTY SUMMARY

The property is geared towards providing local businesses a facility that is easily adaptable for a verity of different types of businesses. Whether companies need six hundred square feet or ten thousand, the building is laid out in a way that can accommodate. This is a unique investment property lined up for someone looking to create value-add within a market that is only growing.

### AVAILABILITY

Approx. 2,811 SF

### CLEAR HEIGHT

12' to 14'

### LEASE RATE AND TYPE

Negotiable

### LOADING

10' Garage Door

### CAM/TAXES (2025)

\$3.75/SF



## GENERAL HIGHLIGHTS

**BEST USES:** Warehouse, Shop Space, Storage

**AMENITIES:** Common Area Bathroom & Sink

**SPRINKLER:** Yes

**PARKING:** 2-4 Stalls

**ZONING:** I-1 (No Auto)

**PROXIMITY:** In the heart of Farmington, MN

**HVAC:** Hanging Gas Heater

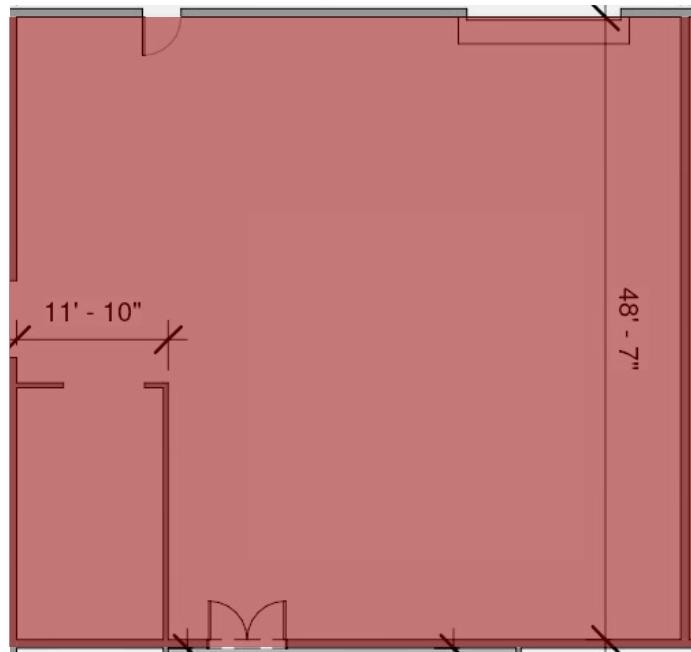


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## SUITE C

APPROX. 2,811 SQUARE FEET  
 12'-14' CLEAR HEIGHT  
 10' DRIVE IN DOOR  
 HANGING GAS HEATER



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