



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 variety 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

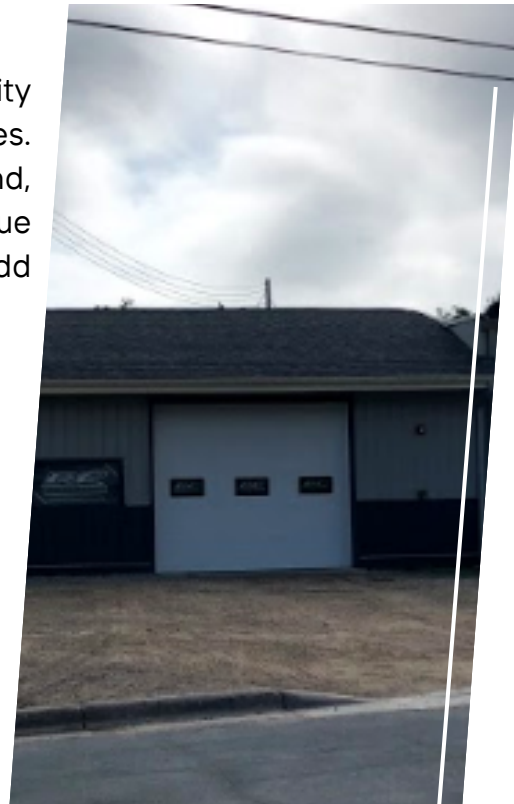
Negotiable

LOADING

10' Garage Door

CAM/TAXES (2025)

\$3.75/SF



GENERAL HIGHLIGHTS

BEST USES: Warehouse, Shop Space, Storage

SPRINKLER: Yes

ZONING: I-1 (No Auto)

HVAC: Hanging Gas Heater

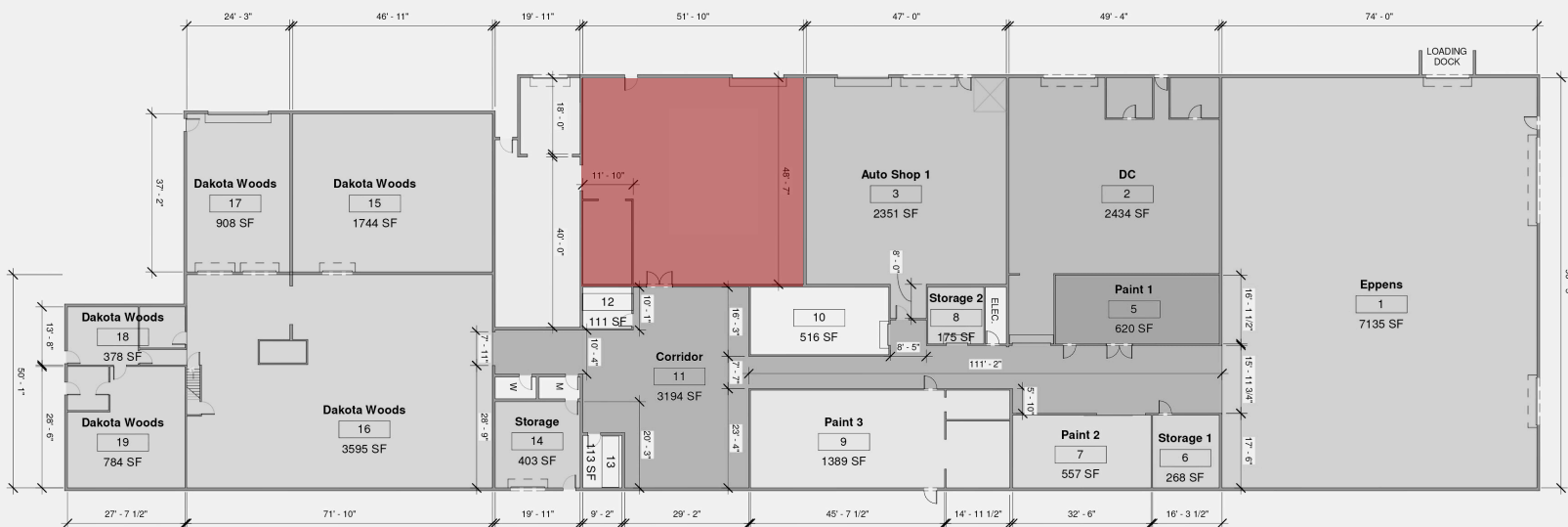
AMENITIES: Common Area Bathroom & Sink

PARKING: 2-4 Stalls

PROXIMITY: In the heart of Farmington, MN



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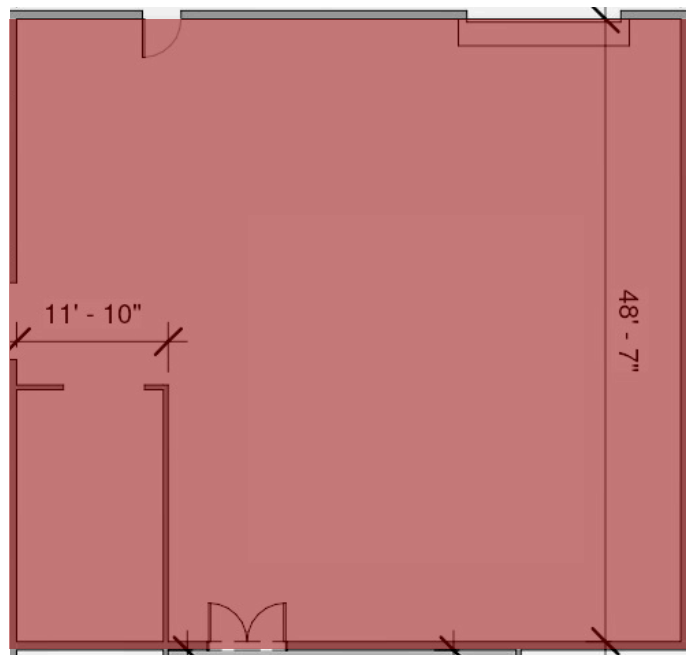
SUITE C

APPROX. 2,811 SQUARE FEET

12'-14' CLEAR HEIGHT

10' DRIVE IN DOOR

HANGING GAS HEATER



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