

FORMER MOORHEAD MARINE

5608 HWY 75 S, MOORHEAD, MN 56560



FOR SALE



INDUSTRIAL SHOWROOM/STORAGE FACILITY WITH YARD SPACE

Size: 83,000 SF

Lot Size: 11.64 Acres

Price: \$3,350,000

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SIZE

7 Total Buildings
83,000 SF

PRICE

\$3,350,000

LOT SIZE

11.64 Acres

PARCEL NUMBER

21.032.4200

2024 TAXES

\$23,924

ZONING

Commercial

PROPERTY DESCRIPTION:

This unique industrial property offers exceptional versatility, perfectly tailored for a wide array of commercial applications. Featuring seven total buildings with a combined area of 83,000 square feet on a spacious 11.64 acre lot, the property is ideal for showroom operations, will-call services, light manufacturing, or extensive storage needs.

Key Property Features:

- Showroom/Shop: A 20,000-square-foot space with in-floor heating, providing a comfortable environment for retail or operational use year-round.
- North & South Pole Barns: Two 12,000-square-foot cold storage structures with unfinished floors, perfect for economical storage solutions or flexible-use spaces.
- Low-Clearance Sheds: Four buildings totaling 39,000 square feet of cold storage space, all equipped with concrete flooring for durability and long-term use.
- Outdoor Facilities: Securely fenced yard and outdoor storage areas, offering ample room for vehicles, equipment, or bulk materials.
- Utility-Equipped West Building: A powered facility ready to accommodate operational equipment or machinery.

Construction Details:

The primary building was constructed in 2004, offering a modern and reliable infrastructure suitable for a variety of commercial operations.

Zoning:

The property is zoned Commercial, allowing for multiple business uses.

Accessibility:

Located along Highway 75, the property offers excellent connectivity, being just 2.8 miles from I-94 and providing great access to major trucking routes, including I-29. This location makes it an ideal logistical hub for distribution and transport operations.

Additional Land & Potential:

The expansive excess land surrounding the property presents opportunities for future development or additional outdoor storage. Whether you're expanding your existing business or starting a new venture, this property offers the space and flexibility to meet your needs.

Nearby Businesses and Amenities:

Neighboring businesses include the Bluestem Center for the Arts and South Moorhead Storage, further enhancing the property's strategic location.

Investment Opportunity:

With its diverse buildings, expansive lot size, and prime location, this property is priced competitively at \$3,500,000, offering significant potential for growth and customization.

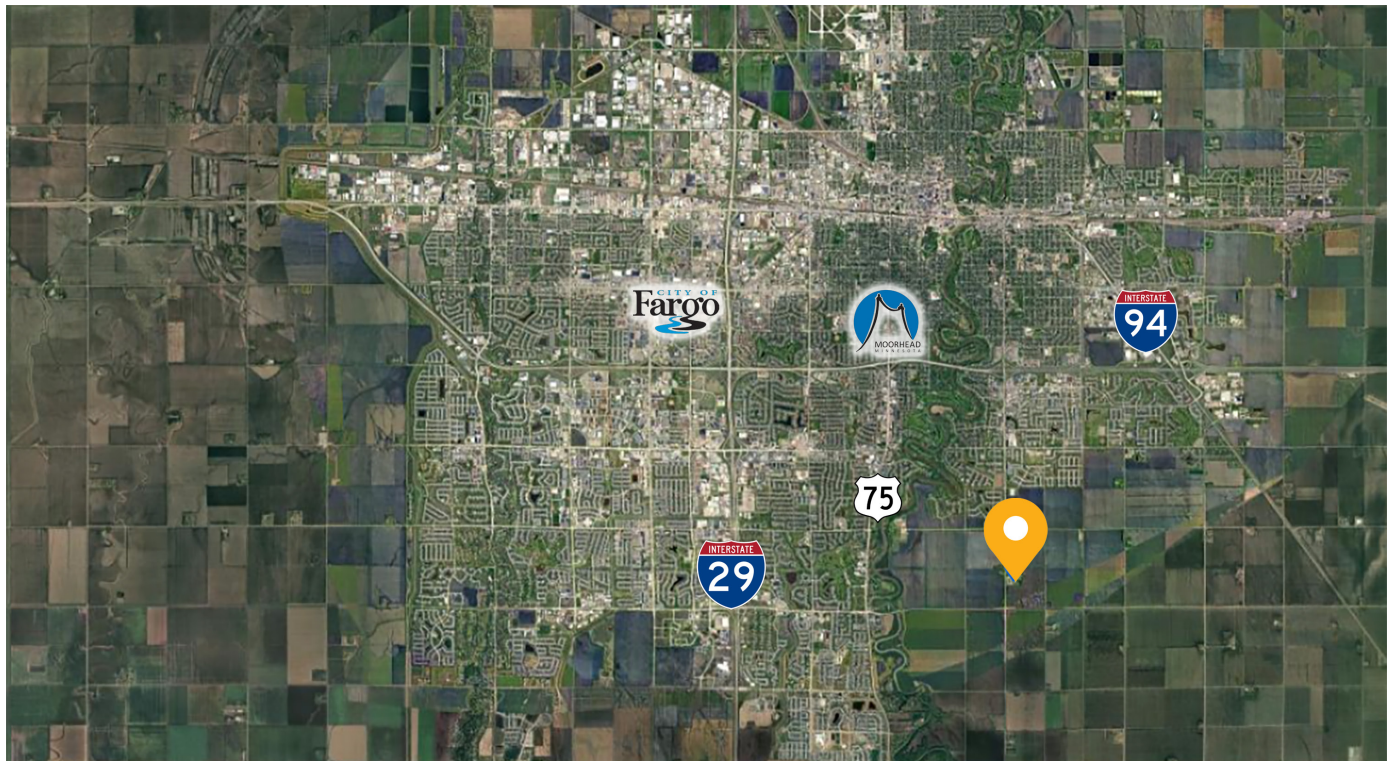
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AERIAL VIEW



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MAIN BUILDING INTERIOR PHOTOS

