

# MAIN AVE INDUSTRIAL

3030 24<sup>TH</sup> AVE S, MOORHEAD, MN 56560

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC



**FOR SALE OR LEASE**

**INDUSTRIAL PROPERTY WITH SUPERIOR SOUTH MOORHEAD LOCATION**

Sale Price: \$4,575,000

Gross Lease Rate(Office): \$11.00 PSF

Gross Lease Rate(Warehouse): \$8.50 PSF

**Nate Vollmuth | 701.893.3839**

[nate@goldmark.com](mailto:nate@goldmark.com)

**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)



# MAIN AVE INDUSTRIAL

3030 24<sup>TH</sup> AVE S, MOORHEAD, MN 56560



## BUILDING SIZES

Building 1 - 20,600 SF  
Building 2 - 13,626 SF  
Building 3 - 8,000 SF

## PRICE

\$4,575,000

## GROSS LEASE RATE

Office: \$11.00 PSF  
Warehouse: \$8.50 PSF  
Yard: \$0.40 PSF

## TENANT EXPENSES

Heat, Electricity, Janitorial, Snow

## PARCEL NUMBER

58.637.0100

## LOT SIZE

6.17 acres  
268,901 SF

## TAXES/SPECIALS

\$0.13 PSF

## ZONING

Community Commercial

## PROPERTY DESCRIPTION:

**For Sale or Lease:** This high quality office/warehouse property is a flagship location opportunity for investors or businesses needing flexible space with superior access to Interstate 94 and Main Ave in a premiere industrial park in Moorhead, MN. Building 1 and Building 2 are fully leased. Over 19,000 SF of yard space remains available adjacent to Building 3. This is a must-see property that is truly one of a kind in this market!

- Beautifully landscaped and maintained exterior
- High quality construction
- Superior accessibility just off I-94
- Perimeter chain link fence with barbwire top and motorized gate securing shop yard

## SPACE AVAILABLE FOR LEASE

<b>Building 1:</b>	Office	12,000 SF	LEASED
	Office	680 SF	LEASED
	Warehouse	7,920 SF	LEASED

<b>Building 2:</b>	Office	3,252 SF	LEASED
	Warehouse	10,374 SF	LEASED

<b>Building 3:</b>	Warehouse	8,000 SF	AVAILABLE
--------------------	-----------	----------	-----------



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



# MAIN AVE INDUSTRIAL

3030 24<sup>TH</sup> AVE S, MOORHEAD, MN 56560

**GOLDMARK**<sup>™</sup>  
COMMERCIAL REAL ESTATE INC

SITEPLAN



# MAIN AVE INDUSTRIAL

3030 24<sup>TH</sup> AVE S, MOORHEAD, MN 56560



**Total Size: 20,600 SF - LEASED**

**Clear Heights: 20'-21'**

**Year Built: 2000**

**Construction: Pre-cast Concrete**

**OHD: Four 16'x16' doors**

**Features:**

- 600 volt, 3 phase power
- Shop office/restroom and shower
- Drop down power and air in bays
- Roughed in wash bay
- Warehouse 72'W x 110'D





# MAIN AVE INDUSTRIAL

3030 24<sup>TH</sup> AVE S, MOORHEAD, MN 56560

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC



## FIRST FLOOR



**Office:** 3,252 SF (2 floors) - LEASED

**Warehouse:** 10,374 SF - LEASED

**Total Size:** 13,626 SF

**Clear Heights:** 20' - 22'

**Year Built:** 2006

**Construction:** Pre-cast Concrete

**OHD:** Three 16'x16' doors

### Features:

- Building located within secured, fenced area
- Two story office space, large training room
- Restrooms on both floors
- Interior roof drains
- Reznor heaters - shop
- Split system direct exchange A/C
- Floor drains in warehouse
- 11 ton crane

## SECOND FLOOR



# MAIN AVE INDUSTRIAL

3030 24<sup>TH</sup> AVE S, MOORHEAD, MN 56560

**GOLDMARK**<sup>™</sup>  
COMMERCIAL REAL ESTATE INC





# MAIN AVE INDUSTRIAL

3030 24<sup>TH</sup> AVE S, MOORHEAD, MN 56560

**GOLDMARK**<sup>TM</sup>  
COMMERCIAL REAL ESTATE INC



## AVAILABLE FOR LEASE

**Warehouse:** 8,000 SF  
**Clear Heights:** 18'  
**Year Built:** 2011  
**Construction:** Wood Frame  
**OHD:** Two 16'x16' doors

- 80' W x 100' D
- Two Reznor heaters
- Upgraded electrical 3-phase



# MAIN AVE INDUSTRIAL

3030 24<sup>TH</sup> AVE S, MOORHEAD, MN 56560

YARD SPACE

