

# SHOP/OFFICE PORTFOLIO FOR SALE OR LEASE

1800, 1810, 1814, 1822 and 1828 23rd Street S, Moorhead, MN 56560

MLS #25-836



**PROPERTY DESCRIPTION:** One of a kind opportunity to acquire contiguous parcels in the Moorhead boasting 5 buildings with a total of 33,640 SF on 2.65 AC which is predominantly concrete. Combination of office, shop and warehouse. Great opportunity for and Owner/Occupant or an Investor. Building 1 and 5 have month to month leases with potential for longer term. Preference is to sell however lease options are available for qualified Tenants interested in a large portion of the available space.

<b>PURCHASE PRICE:</b>	\$3,500,000	<b>TENANT EXPENSES:</b>	Heat
<b>TOTAL BUILDING SF:</b>	33,640		Air Conditioning
<b>TOTAL LAND:</b>	115,729 SF (2.65 acres)		Electric
<b>PARCELS:</b>	58.504.0115 and 58.504.0090		Water/Sewer/ Garbage
<b>LEASE RATE:</b>	\$8 - \$12 SF		Building Maintenance & Repair
<b>ESTIMATED CAM:</b>	\$1.43 SF	<b>CAM EXPENSES:</b>	Insurance
			Phone/Internet
			Snow Removal & Lawn Care
			Insurance
			Real Estate Taxes



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SITE OVERVIEW



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**Building 1:** 200 amp, single phase, 120/240

**UNIT A: OFFICE UNIT SIZE:** 1,280 SF (16' x 40' on each floor)

**LEASE RATE:** \$10 SF

**FEATURES:**

- Main floor: lobby, 2 bathrooms, 1 office, spiral stairs,
- Second floor: lobby, 1 bathroom, one office, Heat and ac

**UNIT B: HEATED SHOP UNIT SIZE:** 1,760 SF (44' x 40')

**LEASE RATE:** \$10 SF

**FEATURES:**

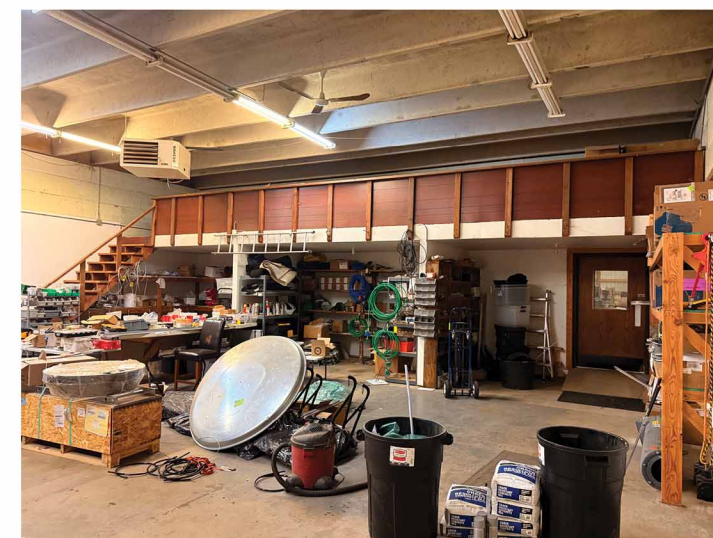
- 1 - 12h x 10w OHD, Large mezzanine

**UNIT C: COLD STORAGE UNIT SIZE:** 3,600 SF (72' x 50')

**LEASE RATE:** \$6.00 SF

**FEATURES:**

- 2 - 10h x 2w OHD,
- 12' Side Walls,
- Open truss ceiling, no insulation



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**Building 2:** 100 amp single phase 120/240, 6"+ concrete, one gas meter, on electrical meter with Building 4

**UNIT D: HEATED WAREHOUSE UNIT SIZE: 3,500 SF (70' X 50')**

**LEASE RATE: \$8.00 SF**

**FEATURES:**

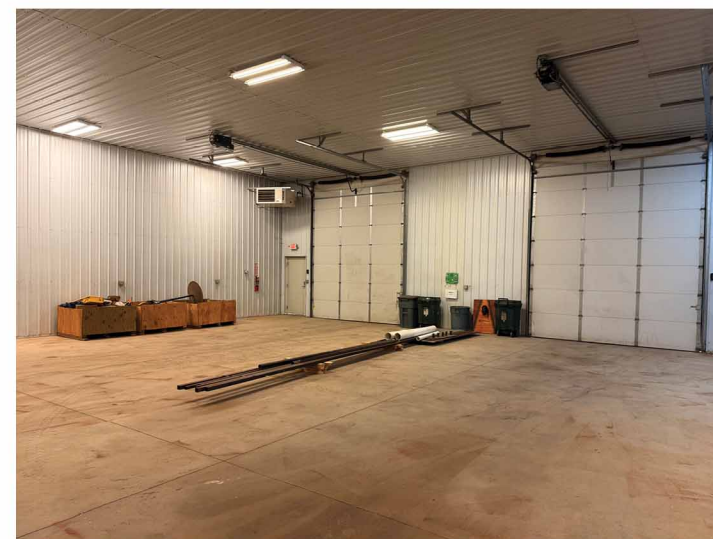
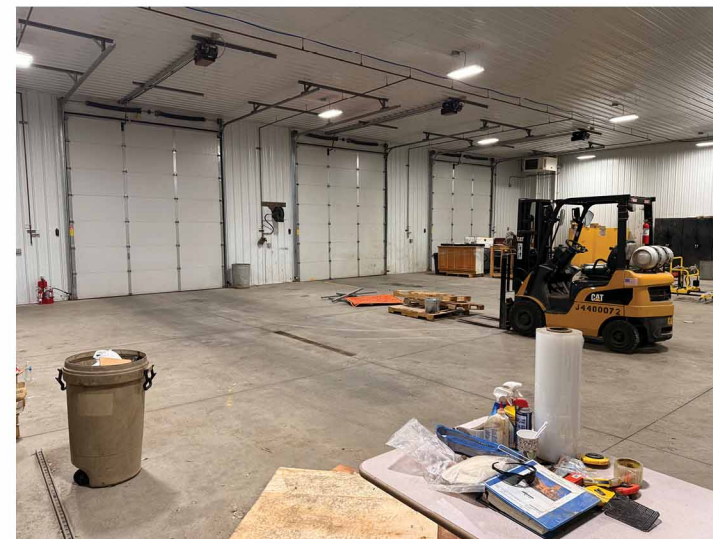
- Three trench drains and oil trap
- Bathroom
- 3 - 14 x 12 OHDs
- 16 Side Walls
- Insulated, liner panel, heated

**UNIT E: HEATED WAREHOUSE UNIT SIZE: 4,800 SF**

**LEASE RATE: \$8.00 SF**

**FEATURES:**

- 4 - 14 x 12 OHDs
- 16 Side Walls
- Insulated, liner panel, heated
- Attached to unit D with bathrooms and floor drains



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**Building 3:** Power: 3 - 100amp meters, 120/240v single phase, can hook up 800 amp, 3phase (277/480 - three phase in Unit G

**UNIT F: OFFICE / HEATED SHOP UNIT SIZE: 1,500 SF (30' X 50')**

**LEASE RATE: \$9.50 SF**

**FEATURES:**

- Office and bathroom on main level, 2nd office and bathroom on mezzanine
- Floor drain,
- 14h x 12w OHD
- Connects to unit G
- 16' Side Walls
- Block walls, Concrete ceiling

**UNIT G: HEATED WAREHOUSE UNIT SIZE: 2,500 SF (50' X 50')**

**LEASE RATE: \$9.50 SF**

**FEATURES:**

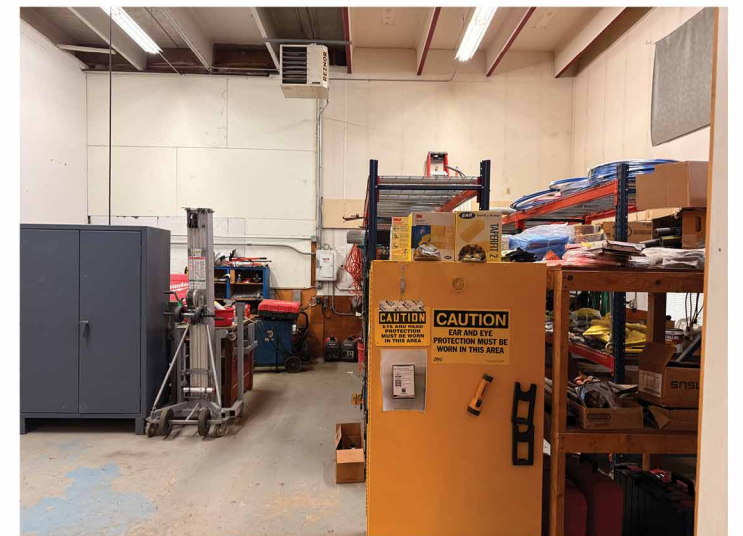
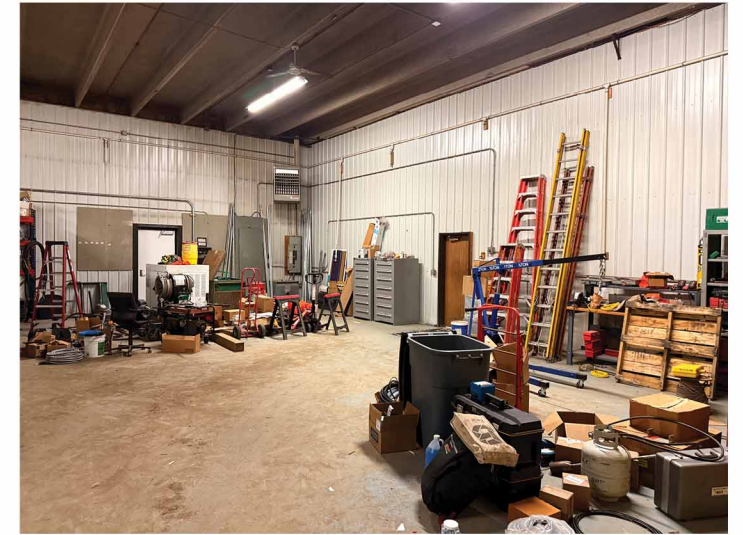
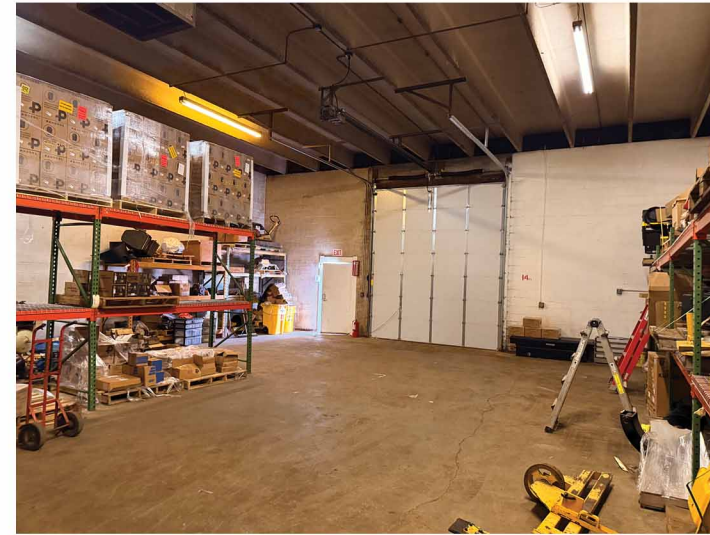
- 480 volt transformer could be hooked
- 14h x 12w OHD
- Connects to unit F with bathroom and office.
- 16' Side Walls
- Block walls, Concrete ceiling

**UNIT H: HEATED WAREHOUSE UNIT SIZE: 2,000 SF (40' X 50')**

**LEASE RATE: \$8.00 SF**

**FEATURES:**

- 14h x 12w OHD
- 16' Side Walls
- Block walls, Concrete ceiling



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**Building 4:** 200 amp, three phase 120/209, one meter that also feeds Building 2.

**UNIT I: OFFICE UNIT SIZE: 3,000 SF (60' X 50')**

**LEASE RATE: \$12.00 SF**

**FEATURES:**

- Nice office space with reception and storage
- 6 large offices
- Conference room
- Lunch room
- Mens and women's bathrooms

**UNIT J: HEATED WAREHOUSE / BREAK ROOM UNIT SIZE: 2,400 SF (48' X 50')**

**LEASE RATE: \$10.00 SF**

**FEATURES:**

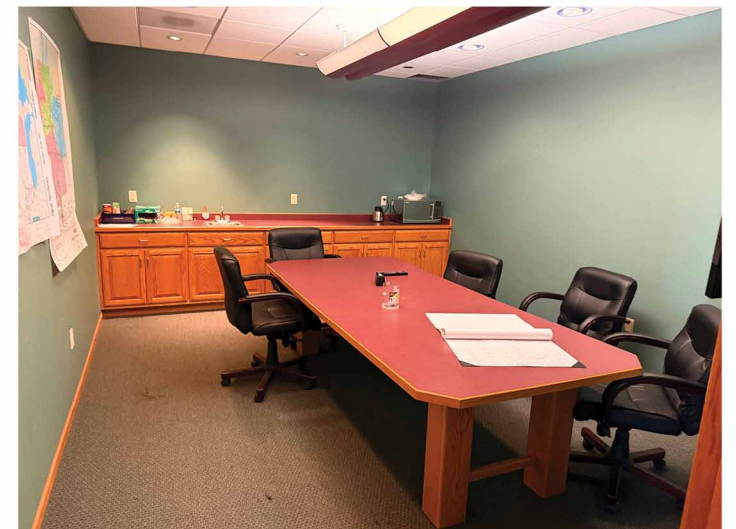
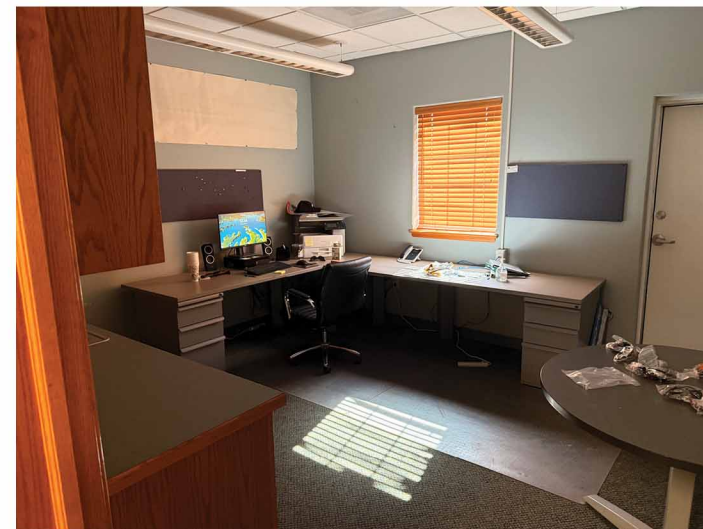
- Large break room
- Two bathrooms each with toilet and urinal,
- Washer / Dryer
- 1 - 14 x12 OHD
- 16' Side Walls
- Insulated, liner panel, heater,
- Floor drain

**UNIT K: HEATED WAREHOUSE UNIT SIZE: 2,800 SF (56' X 50')**

**LEASE RATE: \$9.00 SF**

**FEATURES:**

- 2 - 14 x12 OHDs
- 16' Side Walls
- Insulated, liner panel, heater,
- Floor drain



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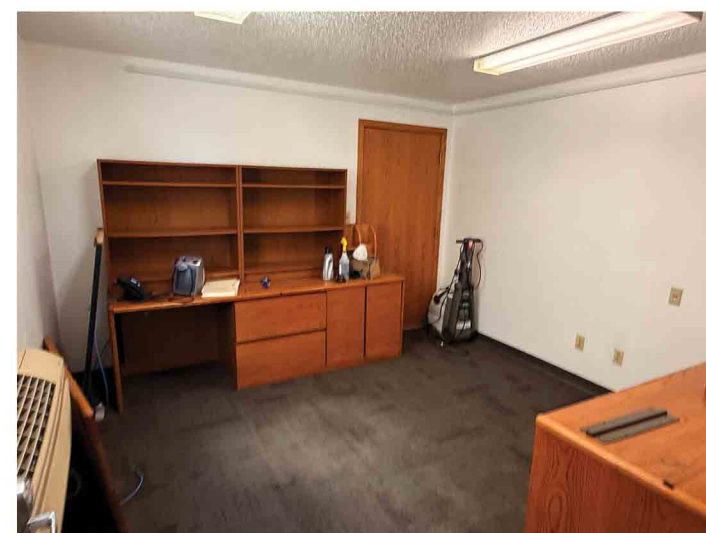
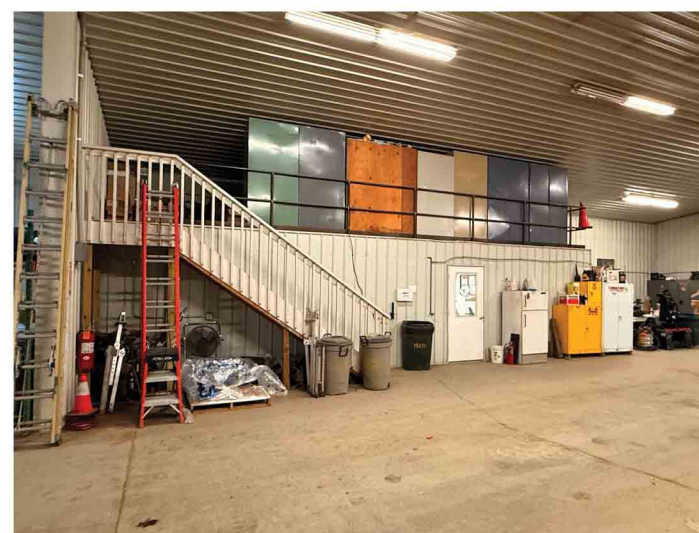
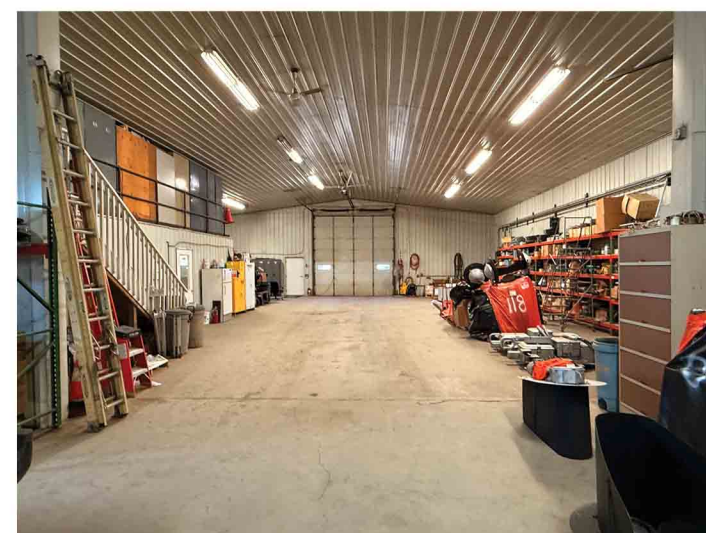
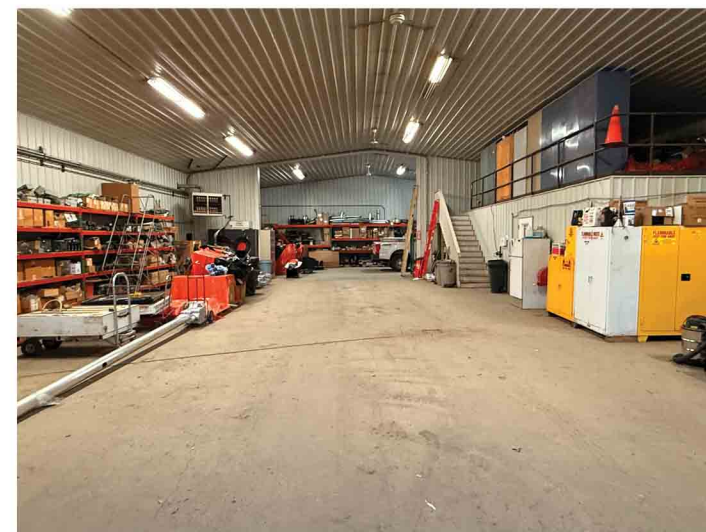
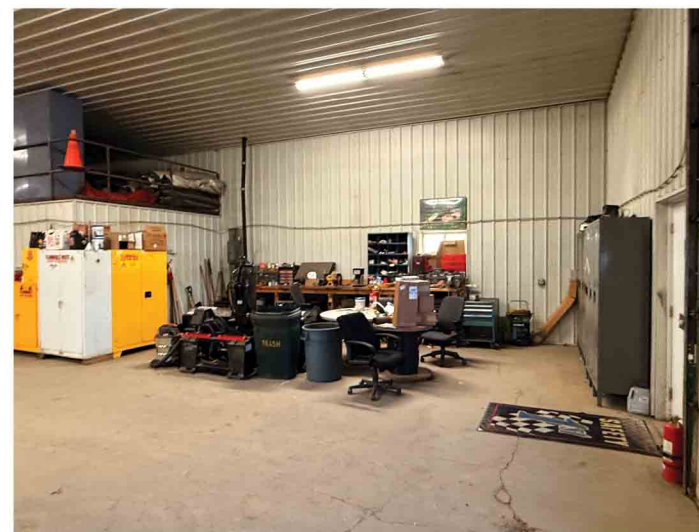
### Building 5:

UNIT E: HEATED SHOP with OFFICE UNIT SIZE: 4,500 SF

LEASE RATE: \$9.50 SF

#### FEATURES:

- 14h x 12w OHD and 12h x 12w OHD
- 16' side walls
- Floor drain
- Back sections could be subdivided
- Ceiling fans
- Break room, bathroom, office with AC
- Mezzanine for storage above
- Heated
- 200 amp 3 phase



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