

FOR LEASE



INDUSTRIAL WAREHOUSE SPACE - FOR LEASE -

LOCATION: 18938 County Road 83, Richmond, MN

Well located industrial space available for lease, located on Highway 23 in Richmond. Total building square footage is approximately 14,000 Sf. There are two spaces available; one 5,400+/- and one 3,600+/- SF space, both with 16' ceilings.

Unit 1 - The 5,400+/- space is approximately 60' x 90' with three 12' x 14' and two 12' x 12' automated overhead doors. Secured Cage Area, Overhead Heater, Bathroom and Floor Drain.

Unit 2 - The 3,600+/- space is approximately 60' x 60' with one 12 x 14' and two 12' x 12' automated overhead doors. Overhead Heater, Bathroom and Floor Drain.

The available spaces are accessed via "Old" Highway 23 and can be leased "as is" modified gross. The tenant may have the ability to put their own signage on the property to capitalize on Highway traffic of approx. 15,000 vehicles per day. In addition, there is over one acre which would be available as outside storage/parking for tenant.

Nice opportunity for a business to have a prominent presence on Highway 23 at an affordable lease rate.

Offered For Lease at \$7/SF Modified Gross

Contact Mark Maetzold (320) 420-1432 with further details on this offering!

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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