



LT. INDUSTRIAL FOR LEASE!



FARIBAULT LIGHT INDUSTRIAL

2800 1st Avenue NW, Faribault, MN 55021

2,327 SF

**FANTASTIC
SMALL SERVICE
WAREHOUSE
SPACES**

Brian Potratz

612-269-7401

brian@CEGspaces.com

Jeff Salzbrun

612-428-3333

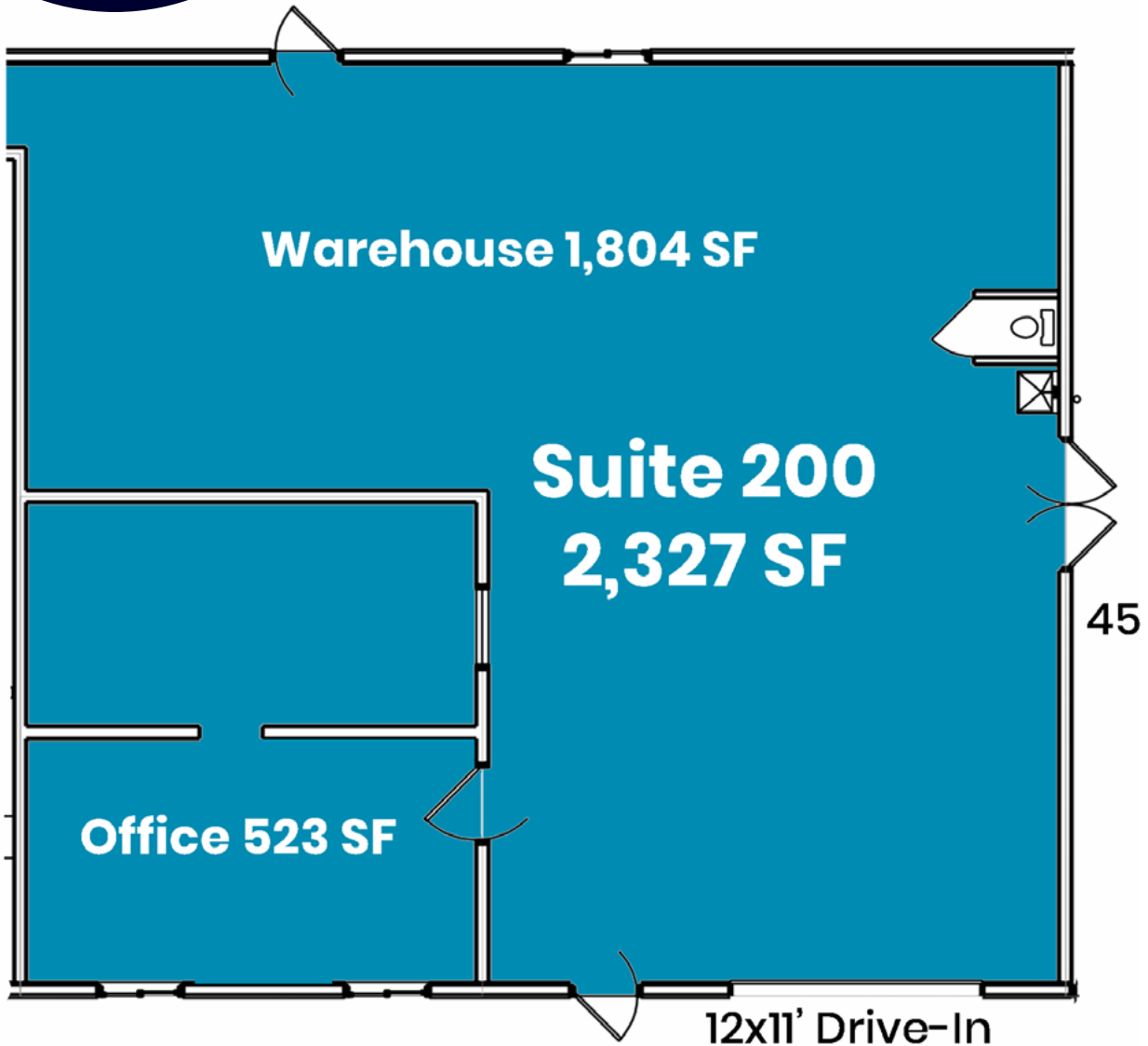
jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Perfect for industrial service businesses, contractors, and small warehousing operations.

- One 12x11' drive-in
- Warehouse, office, and restroom
- Ample parking



BASE RENT OR GROSS RENT: NEGOTIABLE

EST. OPERATING EXPENSES: \$4.00 PSF

THE PROPERTY

Excellent updated multi-tenant property with flexible spaces on 2.10 acres.

- Well-maintained property with professional management
- Zoned 3A-Commercial/Industrial/Public Utility
- New exterior including roof, LED lighting, doors, hardy board siding, and paint
- New fenced and gated parking lot in rear; front lot recently milled, repaired, and restriped
- Website: CEGspaces.com/faribault



THE LOCATION

Located along Interstate 35, Faribault is less than an hour from the Twin Cities, making it an ideal location for business.

- Just off new Hwy 3 extension next to new 2nd Ave NW roundabout
- One mile from I-35W
- Anchor tenant: USDA
- Within a block of the Rice County Public Safety Center, Daikin Applied, Faribault Area Learning Center, and more



THE SPACE

