



# LT. INDUSTRIAL FOR LEASE!



## FARIBAULT LIGHT INDUSTRIAL

2800 1st Avenue NW, Faribault, MN 55021

**1,048–3,375 SF**

**FANTASTIC  
SMALL SERVICE  
WAREHOUSE  
SPACES**

**Brian Potratz**

612-269-7401

**[brian@CEGspaces.com](mailto:brian@CEGspaces.com)**

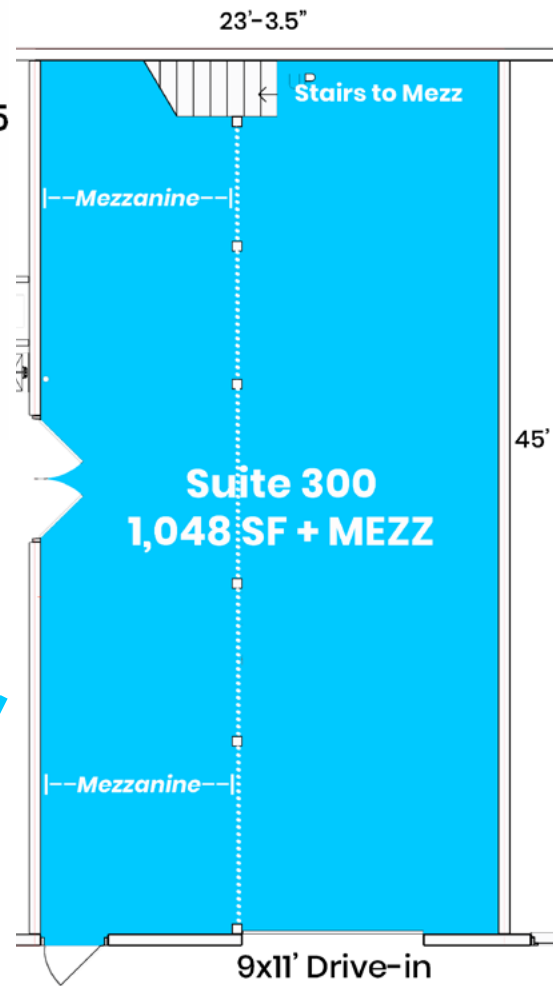
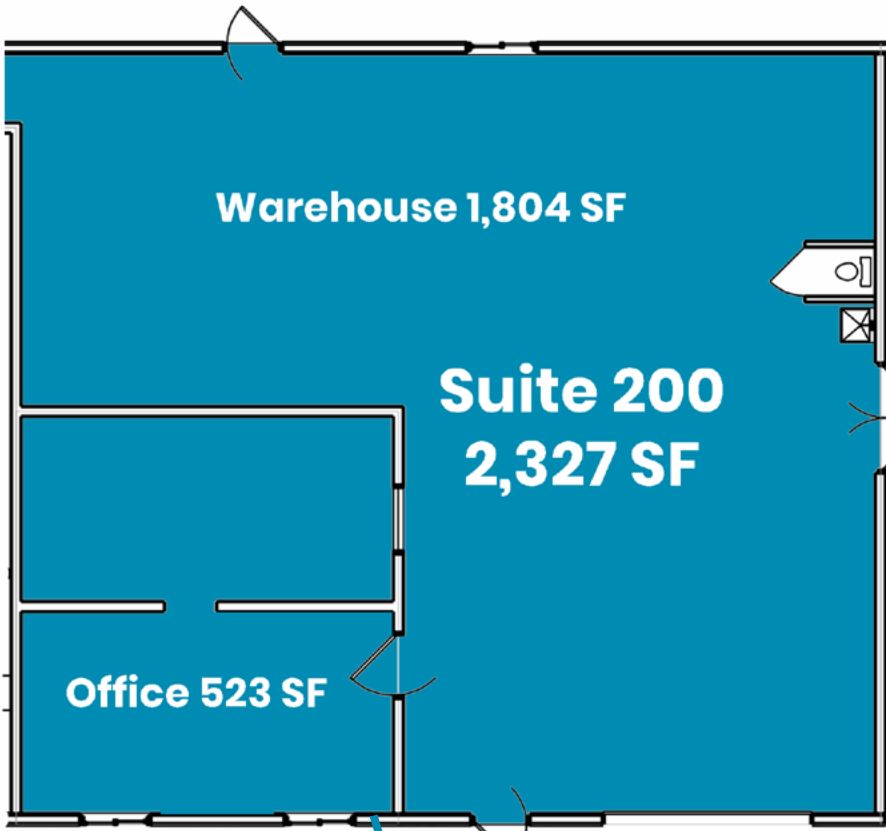
**Jeff Salzbrun**

612-428-3333

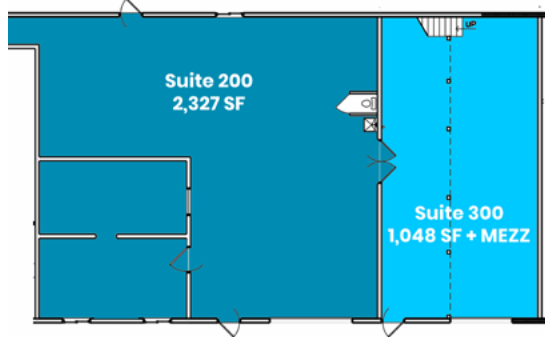
**[jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)**

**Co**mmercial Equities Group  
— Investment Real Estate Services

# AVAILABLE SPACES



**CAN BE  
CONTIGUOUS  
for 3,375 SF**



**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](http://CEGspaces.com/faribault)



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# 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 SPACES



**Suite 200**

- 12x11' drive-in
- Office and restroom



**Suite 300**

- 9x11' drive-in
- Mezzanine for storage

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