

# 30593 Pearl Dr Ste #3, St Joseph, MN

2,800 sf Warehouse / Flex Space



## PROPERTY HIGHLIGHTS

- 2,800 square feet of warehouse garage space
- Warehouse space is 50'x50'
- 12'w x 14'h Overhead door
- Large parking lot in front and side of building
- 16 foot tall ceilings
- Steel lined interior
- Steel entry doors
- Floor drain
- Reznor heater - energy efficient & comfortable
- Building is extremely well insulated
- Newer construction
- 208v 3 Phase power - includes 220v outlet
- Easy access to I-94, Hwy 15 & Hwy 23
- Close to Fleet Farm, Menards, Home Depot
- New low profile LED strip lights
- Exterior lighting is extremely bright and secure
- Includes additional 300 sf office space
- Outdoor storage area behind the unit
- Air conditioned office space

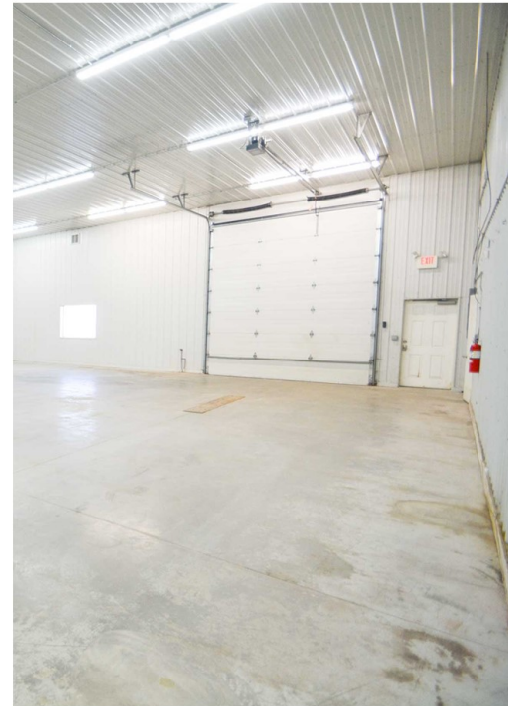
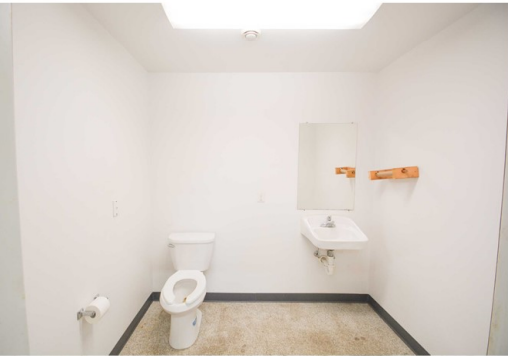
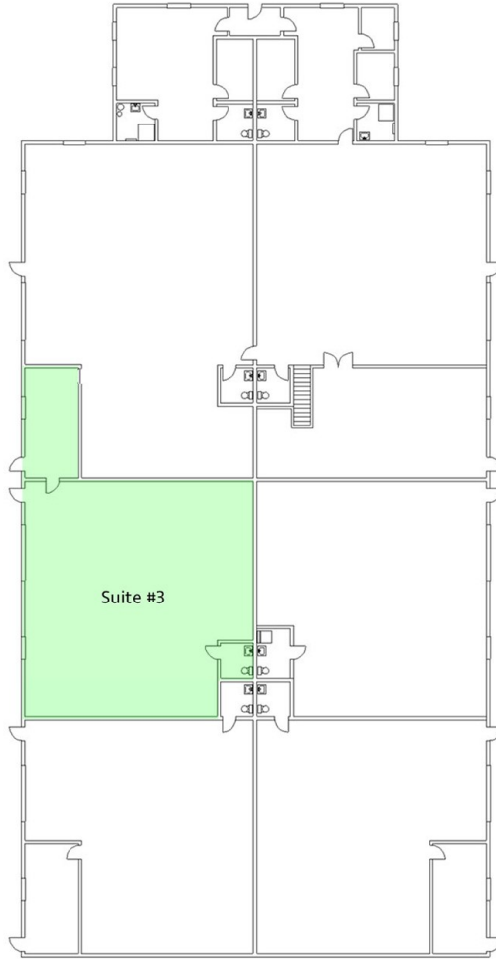


**HARD TO FIND HEATED WAREHOUSE SPACE IN A GREAT LOCATION**  
Contact your realtor to set up a showing and for more information



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