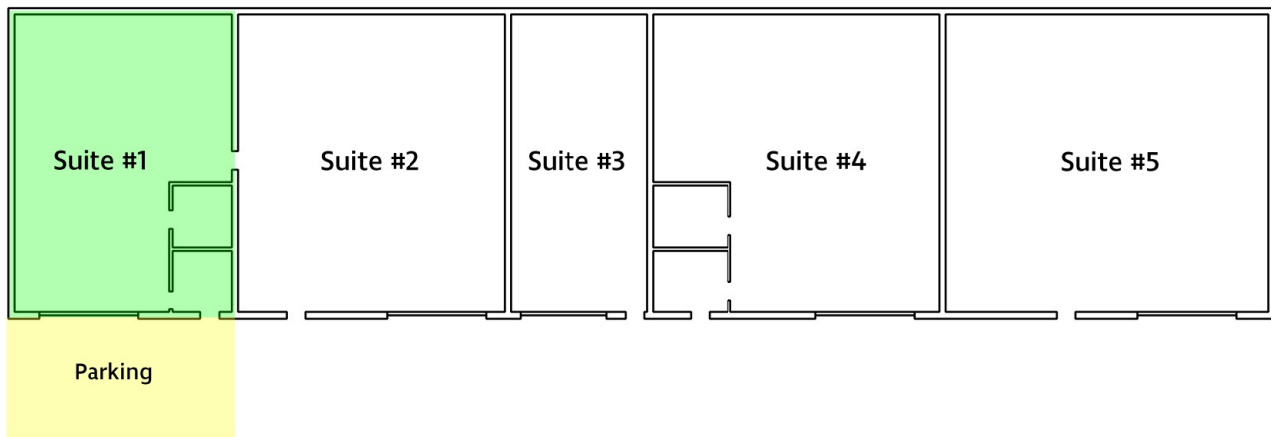


406 33rd Avenue South Suite #1, Waite Park, MN 56387



- 1,850 square feet of warehouse space in the Waite Park Industrial Park
- Space is 37'w x 50'd
- 16'w x 14'h Overhead door with opener
- Large parking lot in front and side of building
- 16 foot tall ceilings
- Steel lined interior
- Steel entry door
- Floor drains
- Hanging Reznor natural gas furnace - very energy efficient
- Building is extremely well insulated
- Newer construction
- 3 Phase power is available at the building
- Easy access to I-94 & Hwy 23
- Close to Fleet Farm, Menards, Home Depot
- New low profile LED strip lights = very bright and energy efficient
- Exterior lighting is extremely bright and secure
- Includes private office that could also be used as a customer waiting area
- Outdoor parking available for semi trailer

