



MLS 7035646 Commercial

**\$0**

712 Frontier Drive  
Fergus Falls MN 56537

Status: Active

**Description:**

Position your business for growth with approximately 13,000 square feet of heated warehouse space available for lease in Fergus Falls, conveniently located just off I 94 for exceptional accessibility and visibility. This versatile space is part of a former car dealership and power sports facility and offers outstanding flexibility for a variety of commercial uses. Featuring 14 foot tall exterior doors that easily accommodate large equipment, three separate bays for multiple operational configurations, and over 14 foot clear span interior height, the layout provides exceptional functionality for storage, service, distribution, or light industrial operations. The space also includes an office, breakroom, and bathroom, allowing you to run your business efficiently from day one. With strong access, adaptable space, and a highly competitive lease rate of just \$5 per square foot, this is a rare opportunity for businesses looking to expand or establish a presence in Fergus Falls. Schedule your private tour today and secure this hard to find commercial space before it is gone.

**Additional Details:**

Year Built	1979
Lot Acres	3.46
Lot Dimensions	Irregular
School District	1944
Taxes	\$26,766
Taxes with Assessments	\$26,766
Tax Year	2025

**Additional Features:**

**Basement:** None **Fuel:** Array **Heat:** Other **Sewer:** City Sewer - In Street **Water:** City Water/Connected

**Driving Directions:**

Head W toward W Lincoln Ave and turn N onto Western Ave. Turn W onto Frontier Dr and into the property.



Listed By:  
Keller Williams Realty Professionals

Affinity Real Estate Inc. participates in the Regional Multiple Listing Service of Minnesota, Inc Broker Reciprocity (sm) program, allowing us to display other broker's listings on our website. All properties are subject to prior sale, change or withdrawal.



**Call Affinity Real Estate**

**218-237-3333**

**info@affinityrealestate.com**



**Affinity Real Estate - 600 Park Avenue South - Park Rapids MN 56470**