



Shop Spaces Available for Rent

1322 12th Ave S. (formerly Bears Home Solutions)

Option 1: 3,944 sq. ft.

Features:

- High ceilings (20')
- 14' overhead door
- Natural gas forced air heat
- Built-in office space
- Water hookup and floor drain

Rent: \$2,950/month + utilities and CAM

Access: Rear of the building (NW corner), includes overhead and walk-in doors

Option 2: 2,884 sq. ft.

Features:

- Flexible layout for industrial or storage needs
- Planned installation of a 10' x 14' overhead door (if needed)
- Loading dock **access** facing south
- Natural gas radiant heat
- Shared restroom access

Rent: \$1,950/month + utilities and CAM

For More Information or to Schedule a Tour:

📍 **Location:** 1322 12th Ave S, Grand Forks

📞 **Call/Text:** Derek at **701-330-5690** or Kyle at **701-580-9864**

✉️ **Email:** derek@truhomproperties.com or kyle@truhomproperties.com

- Flexible terms and shared space open for discussion

