



Colliers

Available For Lease

Casey O'Malley

Senior Vice President
+1 320-260-6815
casey.omalley@colliers.com

Andy Lubinski

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore

Associate Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Senior Associate
+1 952 200 6199
ethan.haglund@colliers.com

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700
colliers.com/msp

20 McLeland Rd
St. Cloud, MN 56303

Manufacturing & Distribution Center For Lease

- 160,000 total SF
- Suite 10: 100,000 SF
- Heavy Power, 1200 AMPs total
- 20' clear
- 15 dock doors, 1 ground level door
- Centrally located

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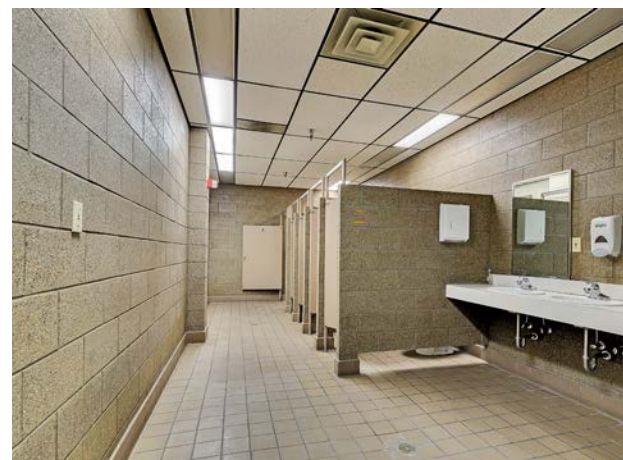
Accelerating success.

For Lease

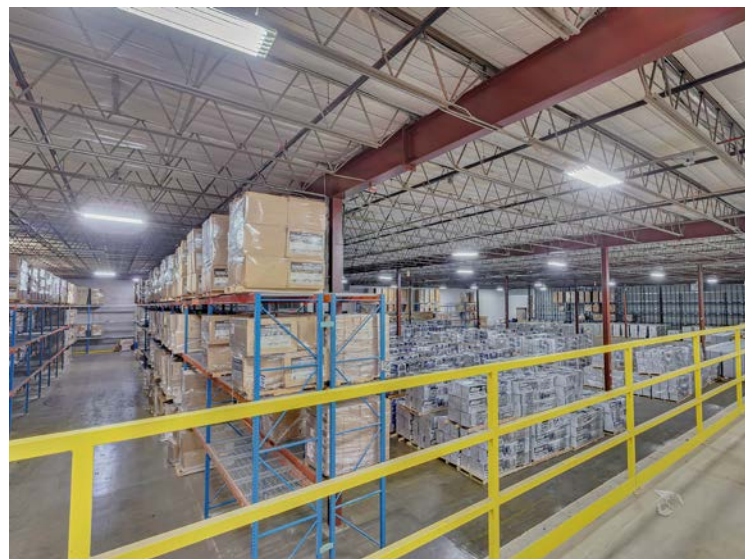
Property Highlights

Address:	20 McLeland Rd, St. Cloud, MN 56303
PID:	82.50656.0000
Building SF:	160,000 SF
Suite 10:	100,000 SF
Loading:	15 dock doors, 1 ground level door
Site Size:	±5.12 acres
Clear Height:	20'
Column Spacing:	50' - 40'
Year Built:	1985
Outside Paved Area:	60,000 SF
Lighting:	LED
Power:	Service #1 800 amps 480 / 277 .66 MW Service #2 400 amps 480 / 277 .33 MW
HVAC:	Office/Showroom Areas
Sprinkled:	Wet system throughout building
Construction:	Steel
Roof:	Butler MR-24 standing seam roof
Zoning:	I3 Planned Industrial District
2024 Taxes:	\$98,770
Lease Rate:	\$5.95 PSF Net

Site Aerial



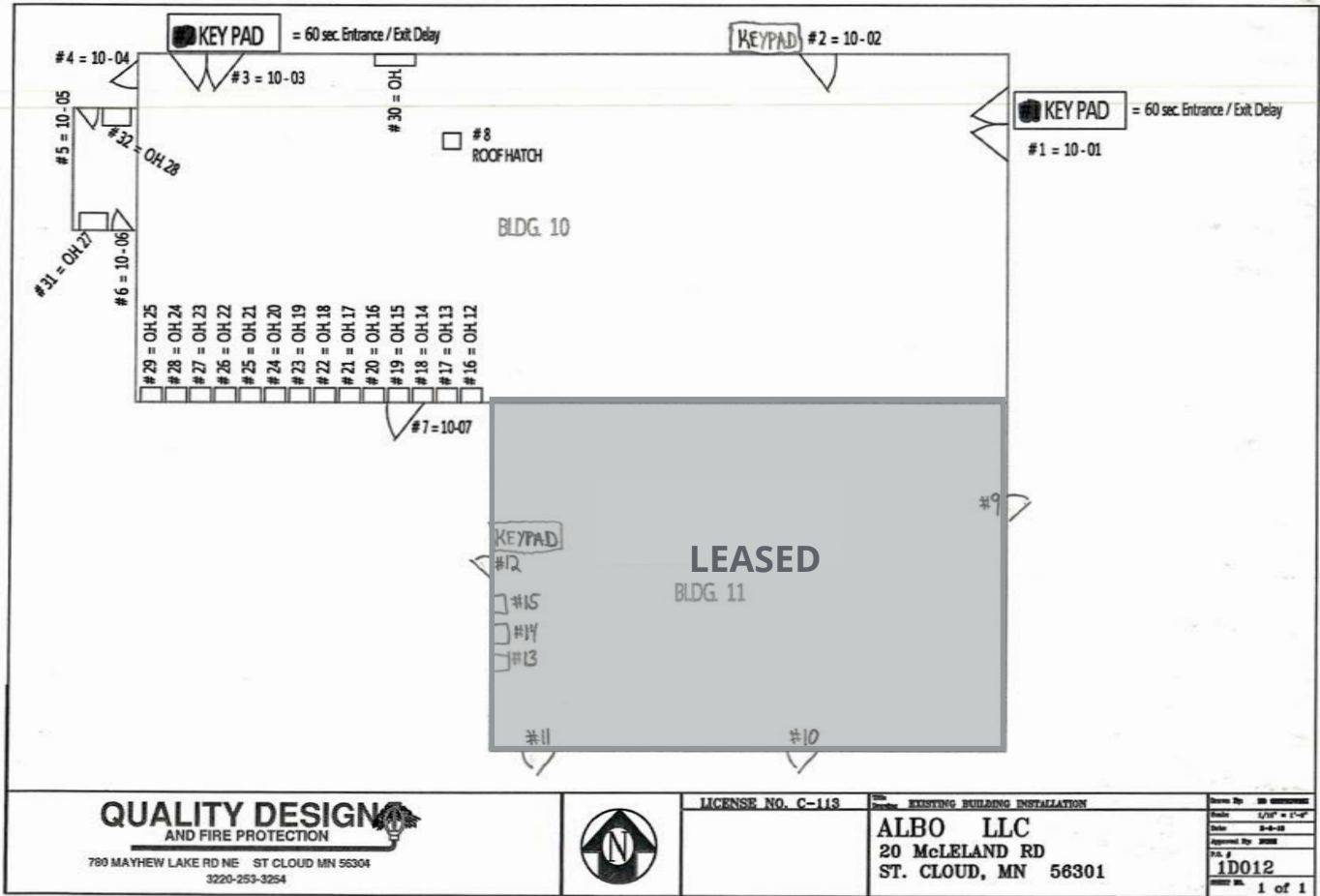
Interior Photos



Exterior Photos



Floor Plan



Location Overview

St Cloud MSA



Population

203,948 (2025)



Workforce

66% of population
between ages 19-75



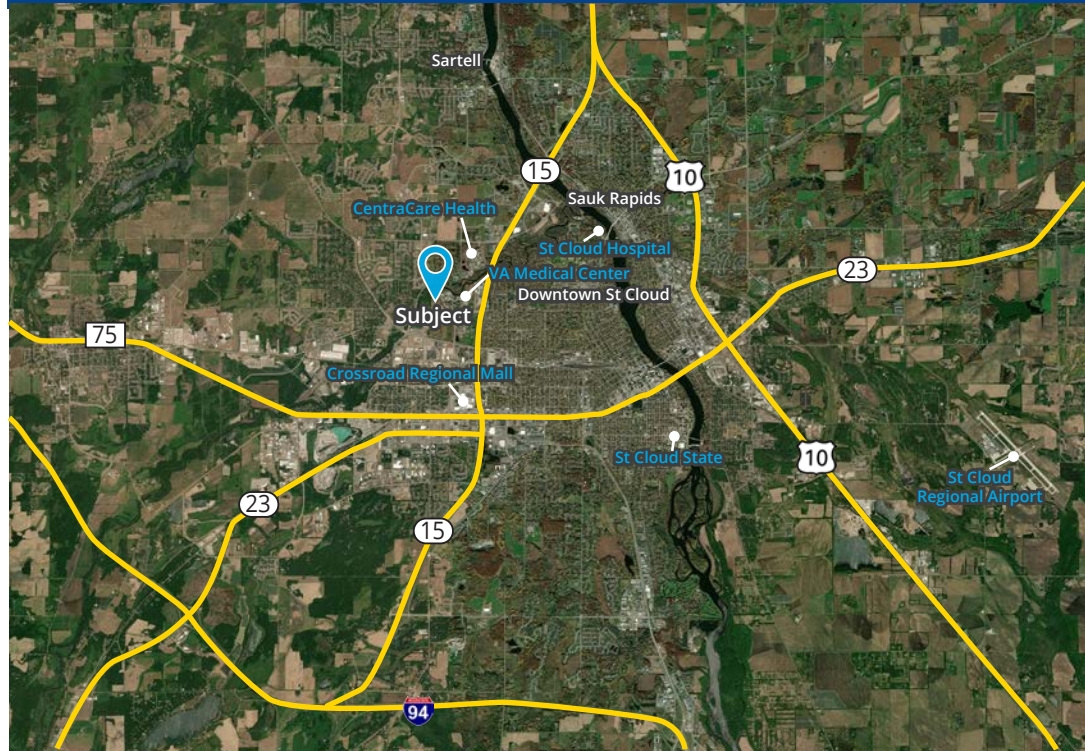
Median
Household
Income

\$76,214 (2025)



Businesses

7,812 (2025)



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