



THE  
**BROOKSHIRE**  
COMPANY  
COMMERCIAL & INDUSTRIAL REAL ESTATE

# 811 Pine Street

St. Croix Falls, WI 54024

36,160 SF

For Sale - \$2,900,000

For Lease - \$6.00/PSF NNN



## CONTACT

ROYCE PAVELKA

(952) 960-4744 | [ROYCE@BROOKSHIRECO.COM](mailto:ROYCE@BROOKSHIRECO.COM)

MARIO HADLEY

(952) 960-4648 | [MARIO@BROOKSHIRECO.COM](mailto:MARIO@BROOKSHIRECO.COM)

**Schedule a viewing  
today to explore  
the possibilities!**

# 811 Pine Street, St. Croix Falls, WI

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811 Pine Street spans 36,160 SF on 3.27 acres, offering robust infrastructure tailored for manufacturing and logistics. Two (2) loading docks and three (3) drive-in bay support efficient operations. Located within a manufacturing corridor, within 10 minutes of the Minnesota/Wisconsin border, this property benefits from US-8 and WIS-35 access and just minutes from the Osceola Municipal Airport.

Beyond its strategic location just an hour from the Twin Cities, the City of St. Croix Falls offers a welcoming, small-town environment enriched by its scenic riverfront, vibrant arts community, and annual events like Wannigan Days and AutumnFest. Known as the "City of Trails," it provides families with unmatched access to outdoor recreation, from the Ice Age National Scenic Trail to mountain biking, boating, and fishing on the St. Croix River. Residents enjoy affordability, excellent schools, and a strong sense of community.

## PROPERTY HIGHLIGHTS

- 36,160 SF Industrial Manufacturing Building
- 4 Docks & 1 Drive-in for Seamless logistics
- Previously Machinery Manufacturing

## LOCATION HIGHLIGHTS

- PID#281-01153-0000 (3.27 AC)
- Industrial Zoning
- Less than 1 mile from US Hwy 8
- 9.7 miles from Osceola Municipal Airfield



## ZONING | M-1 -Industrial

### PERMITTED USES

Automotive repair, service and storage of automobile accessories, except the wrecking of motor vehicles; Commercial bakeries; Commercial greenhouses; Feed mills & dairy plants; Machine shops; Painting & printing; Lumber yards; Freight yards & Terminals; Bottling; Manufacture, fabrication, packing and packaging & assembly from furs, glass, leather, metals, paper, plaster, plastic, textiles & wood; Manufacture, fabrication, processing, packaging and packing of confections, cosmetics, electrical appliances, electronic devices, food; Manufacture of furniture, home supplies & ETC.

\*See [city zoning code](#) for complete list

<b>ZONING</b>	M-1 - Industrial
<b>PROPERTY USE</b>	Machinery Manufacturing
<b>YEAR BUILT</b>	1989 & 1991
<b>FLOORS</b>	Single-story
<b>PROPERTY ACCESS</b>	
<b>Nearby HWY</b>	US-8 (Less than 1/4 mile)
<b>Nearby Airport</b>	Osceola Municipal Airfield (9.7 miles)
<b>PARKING</b>	Paved - 24 stalls; trailer parking available
<b>AVAILABLE</b>	36,160 SF
<b>Office</b>	4,000 SF
<b>Warehouse/ Production</b>	32,160 SF
<b>LOT SIZE</b>	3.27 Acres
<b>BUILDING IMAGE</b>	
<b>Building Materials</b>	Pre-Engineered Steel
<b>Signage</b>	Available
<b>Roof</b>	Single Slope Shed - Standing Seam Steel
<b>Walls</b>	Exterior - Steel; Foundation - Concrete
<b>CEILING HEIGHT</b>	
<b>Warehouse/ Production</b>	17'6"

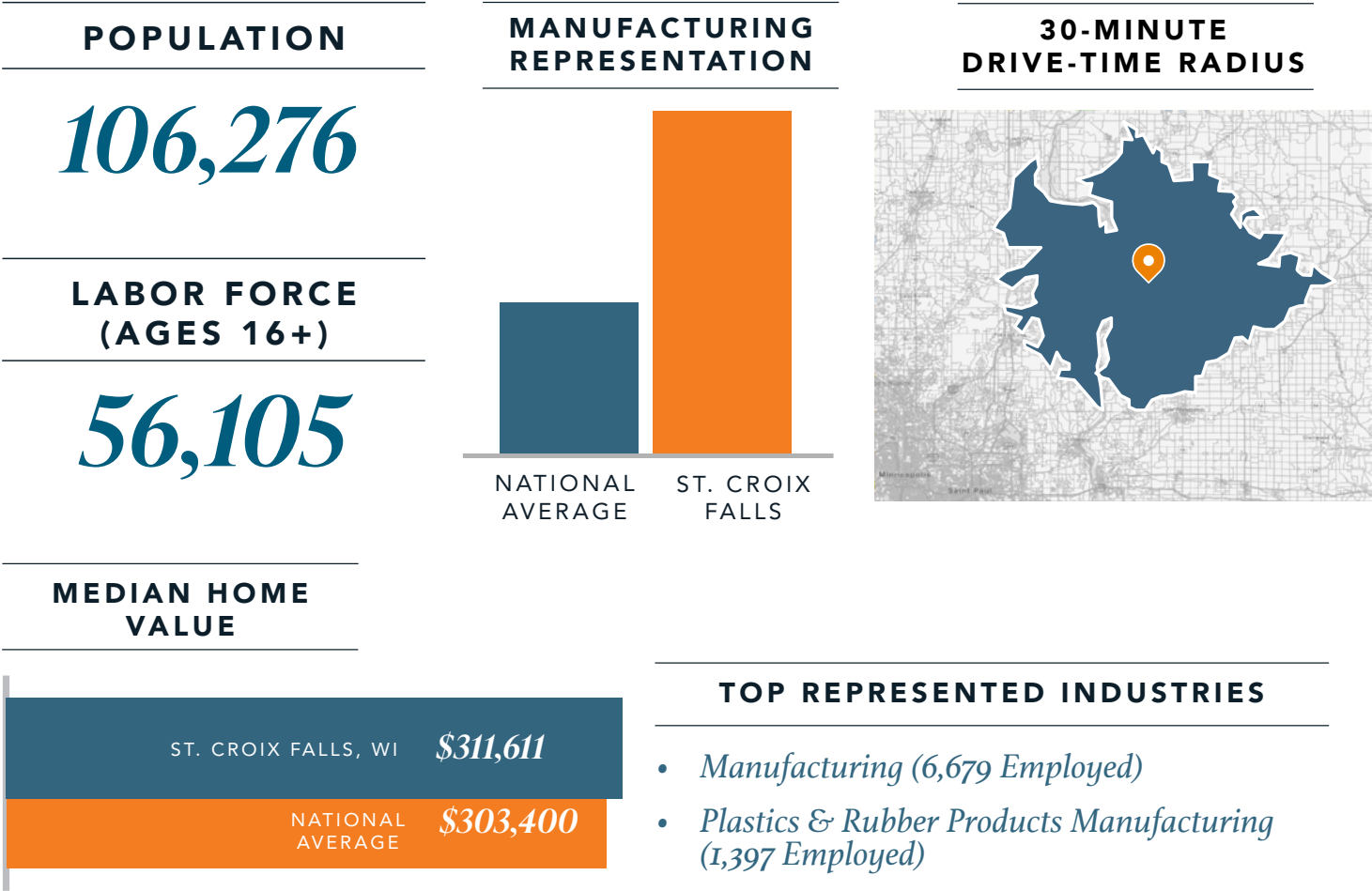
<b>WATER</b>	City of St. Croix Falls
<b>SEWER</b>	Supplied by City of St. Croix Falls
<b>GAS</b>	Supplied by St. Croix Valley Natural Gas Co., Inc.
<b>POWER</b>	Supplied by Xcel Energy
<b>Amps</b>	3,000A
<b>Volts</b>	480V
<b>Phase</b>	3-phase
<b>FLOOR LOAD</b>	6"
<b>FIRE PROTECTION</b>	Wet suppression system
<b>HEATING</b>	Gas Forced Air Roof Top Units
<b>AIR CONDITIONING</b>	Central Air Conditioning Roof Top Units
<b>DRIVE-INS</b>	1 total - 14'x14'
<b>ELEVATED DOCKS</b>	4 total - Interior (2); Exterior (2)
<b>Docks</b>	8'x10'
<b>Levelers</b>	2 total
<b>RESTROOMS</b>	4 total





# LABOR SNAPSHOT ST. CROIX FALLS

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company’s needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.



## PLASTICS & RUBBER PRODUCTS MANUFACTURING

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Team Assemblers	734	\$21.06/hour
First-Line Supervisors of Production & Operating Workers	321	\$35.34/hour
Molding, Coremaking, & Casting Machine Setters, Operators, & Tenders	229	\$20.72/hour

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.