

FOR SALE

16' CLEAR HEIGHT

8075 STERLING DR

Saint Joseph, MN 56374

PRESENTED BY:

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8075 STERLING DRIVE



VIDEO

PROPERTY DESCRIPTION

Light Industrial Property in St. Joseph, MN - Ideal for Warehousing, Distribution, and Manufacturing. This 11,880 SF industrial facility, built in 2007, is situated in a prime industrial park near St. Cloud, MN, offering outstanding connectivity and modern infrastructure for your business needs.

Located in a well-maintained industrial park, this property provides businesses with a strategic base near St. Cloud, MN, a growing economic hub. Its combination of warehouse space, showroom amenities, and loading capabilities makes it ideal for companies in warehousing, distribution, light manufacturing, or e-commerce sectors. Don't miss this opportunity to own a versatile and modern industrial space in a thriving location.

OFFERING SUMMARY

SALE PRICE *PRICE REDUCED*:	\$1,350,000
LOT SIZE:	2.09 Acres

PROPERTY HIGHLIGHTS

- 11,880 total sf light industrial building
- Built in 2007 on 2.09 acres
- 16' clear height
- 14' drive-in doors
- 1 loading dock
- 7,524 sf of warehouse space
- 4,356 sf of nicely finished showroom
- Well-developed industrial park
- Excellent connectivity, near St. Cloud
- Mop sink, floor drain, C/T restrooms
- Well-maintained infrastructure and ample parking
- 200 amp electrical panel
- Racking is included
- Security alarm with motion detectors

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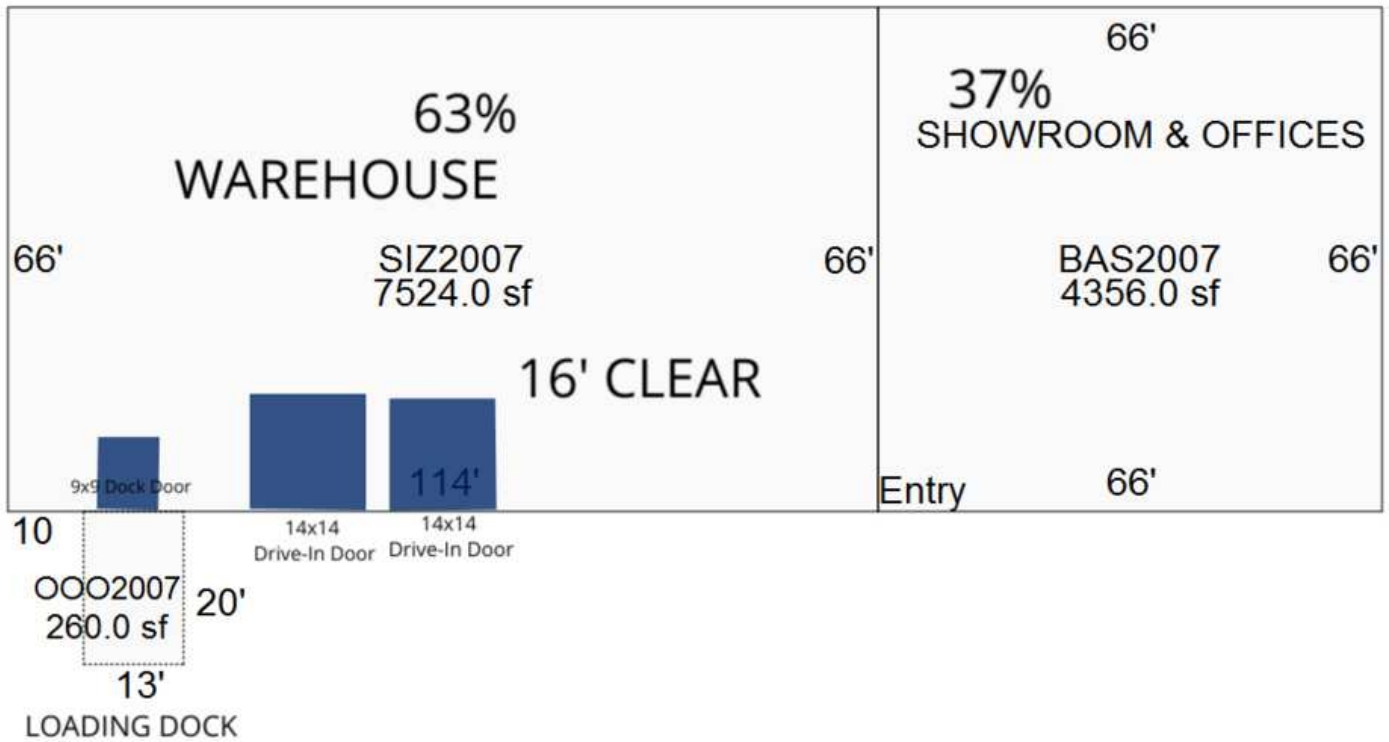
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FLOOR PLANS

SEQ #1



11,880 TOTAL SF

Sketch by Apex Sketch

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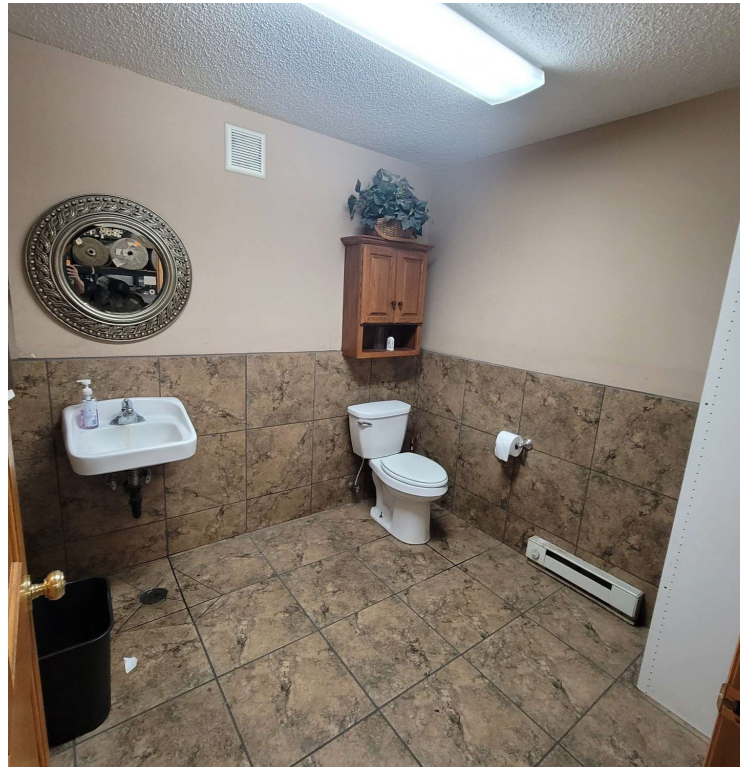
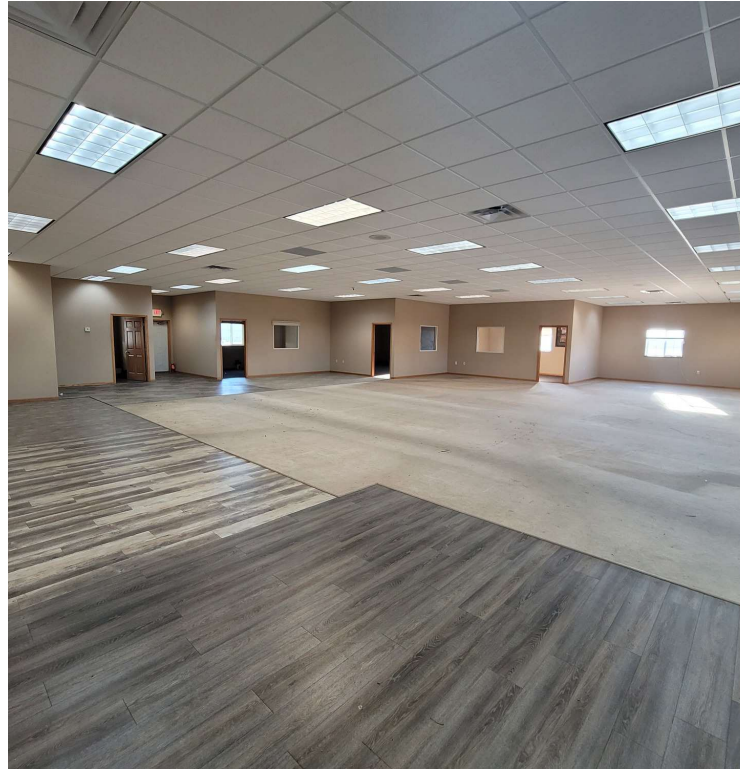
ADDITIONAL PHOTOS



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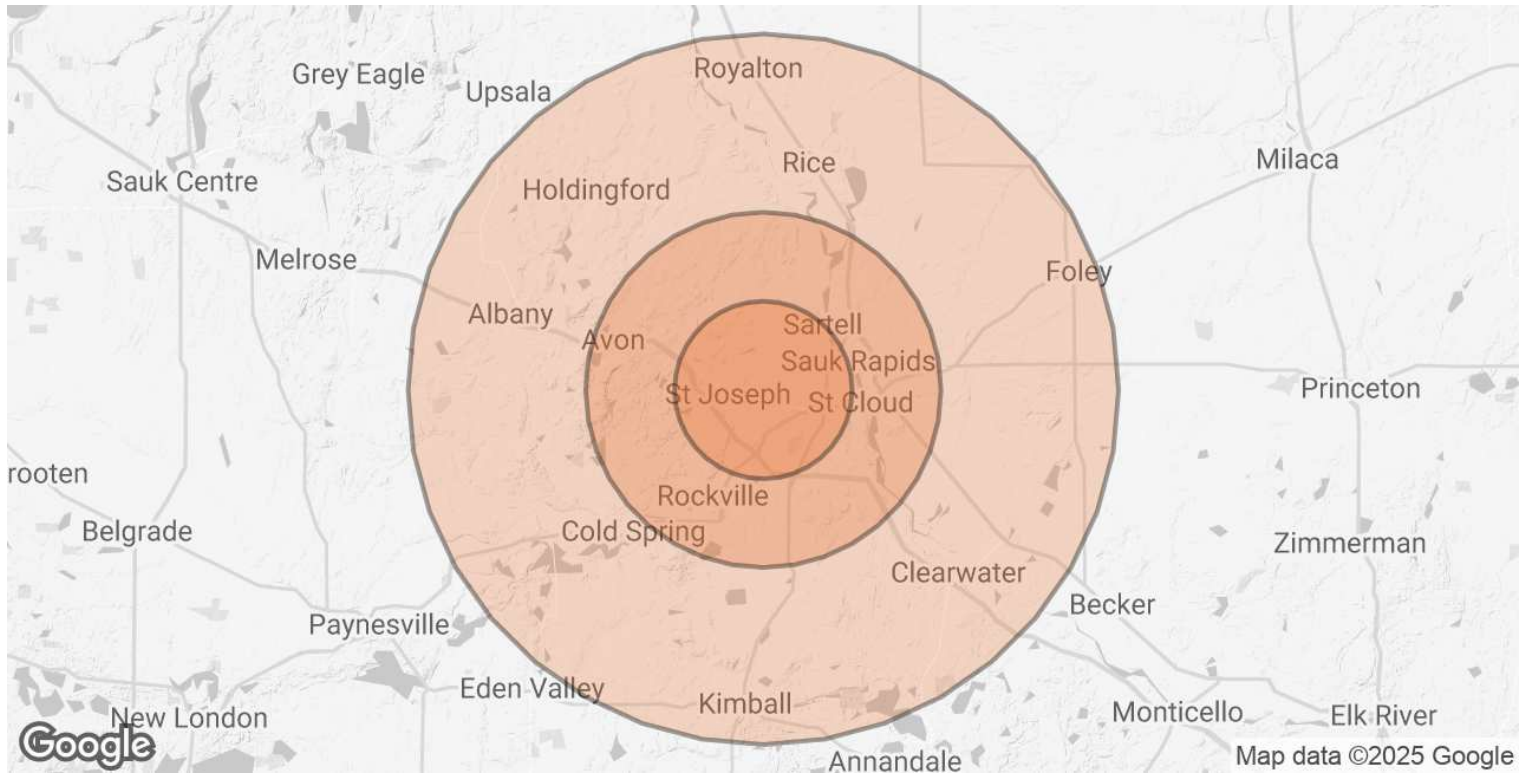
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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	66,505	138,322	200,119
AVERAGE AGE	39	38	39
AVERAGE AGE (MALE)	38	37	38
AVERAGE AGE (FEMALE)	39	39	40
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	26,560	53,552	77,027
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$84,942	\$86,973	\$93,640
AVERAGE HOUSE VALUE	\$277,424	\$284,689	\$312,455

Demographics data derived from AlphaMap

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ADVISOR BIO 1



MIKE BOBICK, CCIM

Senior Advisor

mike.bobick@svn.com

Direct: **320.333.2692**

PROFESSIONAL BACKGROUND

Mike is a senior Commercial Broker and Partner at SVN GC Real Estate, specializing in investment analysis and commercial building sales, including office, industrial, apartment buildings and other investment grade properties. Mike's 35 years in the real estate industry includes experience in property management, investment property sales and real estate development. In 2002 Mike earned the Certified Commercial Investment Member designation (CCIM), which is conferred by the CCIM Institute and endorsed by the National Association of Realtors. Career highlights include nearly \$500 million in property sales and approximately 250,000 square feet of commercial lease transactions.

EDUCATION

Bachelor of Science degree in Business Administration – St. John's University, Collegeville, Minnesota.
A multitude of industry related seminars and programs including CCIM courses totaling more than 200 hours.

MEMBERSHIPS

Presently the Chairperson of the Minnesota Commercial Association of Realtors. (MNCAR Board of Realtors)
Past President of the St. Cloud Area Association of Realtors (SCAAR)
Condemnation Hearing Commissioner for Stearns, Benton Counties as well as numerous Central Minnesota cities and municipalities
Minnwest Bank Advisory Board Member

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ADVISOR BIO 2



TOM SANQUIST

Advisor

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PROFESSIONAL BACKGROUND

Tom is a Commercial Advisor at SVN GC Real Estate, assisting in all types of commercial and multifamily transactions. He has a passion to make deals happen and to continually learn everything there is to know about commercial investing, sales, leasing, and management to use that combined knowledge to guide his clients through important decisions. Tom has always been self motivated and driven. He's been self-employed since the age of 19; quickly going from construction laborer to general contractor to real estate investor to commercial property manager and now brokerage advisor.

EDUCATION

Tom has multiple licenses including Real Estate and General Contractor Builder/Remodeler with over 15 years of experience in commercial and residential, property management, leasing, sales, building and remodeling. He has been actively investing in real estate for over 9 years.

MEMBERSHIPS

CCIM Candidate- Certified Commercial Investment Member
MNCAR - Minnesota Commercial Association of Realtors
BUILDING CONTRACTOR - License # BC718302
REAL ESTATE SALESPERSON - License # 40795096

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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