

FOR LEASE | 101,036 SF  
2026 - Q2 CONSTRUCTION | Q4 DELIVERY



3357 CASEY ST  
RIVER FALLS, WI

# STERLING PONDS INDUSTRIAL II

**CBRE**

# FEATURES

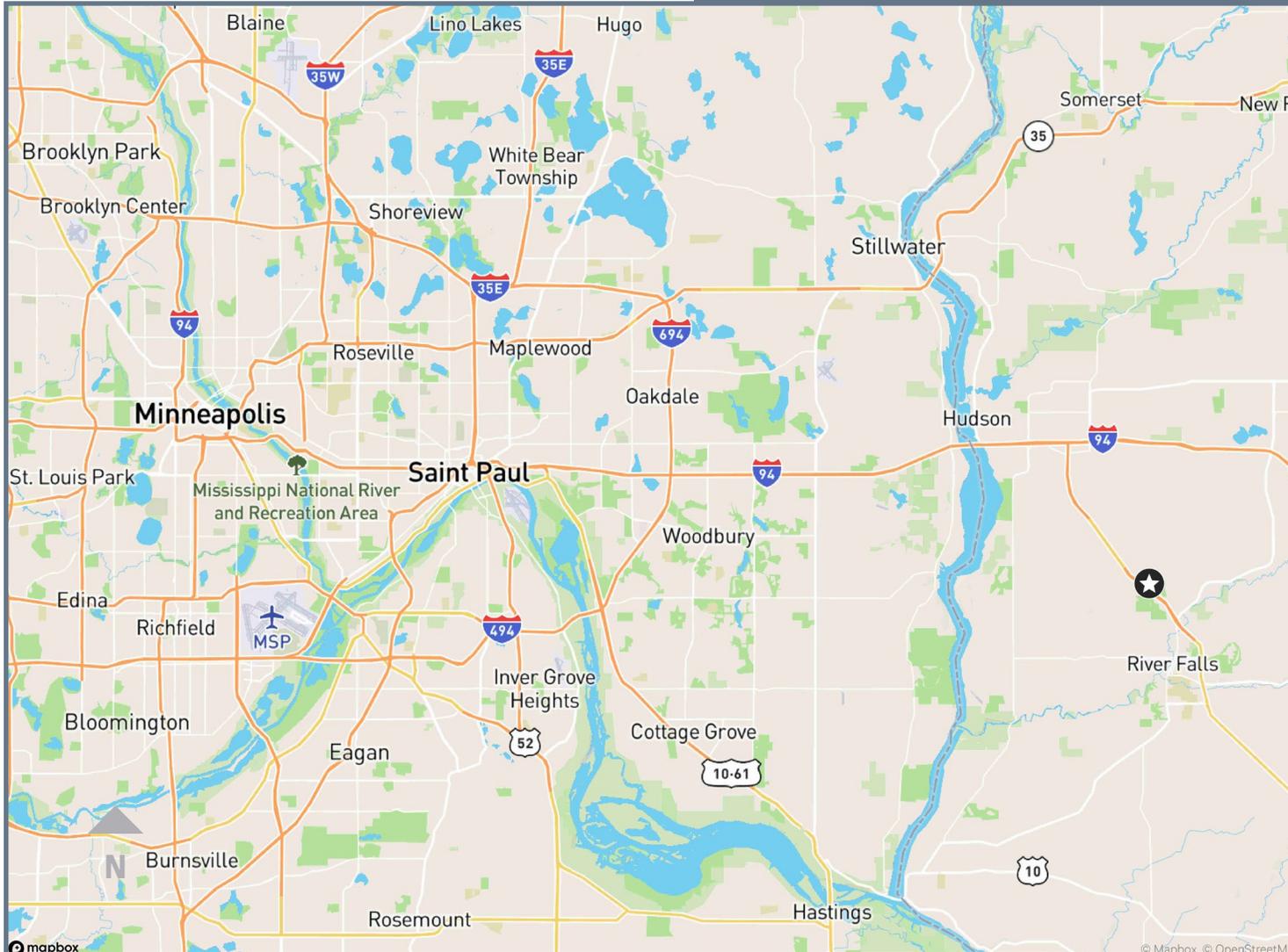
## PROJECT ATTRIBUTES

- Visibility from WI HWY 35
- Low Wisconsin taxes
- Loyal local work force
- Located in professional business park
- Small town feel, big city amenities

## BUILDING SPECIFICATIONS

|                            |                                  |                              |   |
|----------------------------|----------------------------------|------------------------------|---|
| <b>Total Building</b>      | 101,036 SF                       |                              |   |
| <b>Available Space</b>     | 101,036 SF                       | <b>Minimum Occupancy</b>     | 18,900 SF   |
| <b>Clear Height</b>        | 28'                              | <b>Bays</b>                  | 50 x 210 (10, 500 SF)   |
| <b>Loading</b>             | 14 Dock High Doors   2 Drive-ins | <b>Power</b>                 | 2000 Amps / 480 Volt / 3 Phase  |
| <b>Column Spacing</b>      | 50 x 50                          | <b>Parking</b>               | 1.22/1,000 (123 Stalls)   |
| <b>Building Dimensions</b> | 210' x 480'                      | <b>Truck Court</b>           | 120'  |
| <b>Site Size</b>           | 6.94 Acres                       | <b>Rental Rates</b>          | Negotiable  |
| <b>Sprinkler</b>           | ESFR                             | <b>Tax / CAM (Estimates)</b> | 2026: \$1.10 PSF<br>2027: \$2.25 PSF<br>2028: \$3.40 PSF (Fully assessed) |

# LOCATION MAP



Hudson, WI

**5 MI**

MN-WI Border

**9 MI**

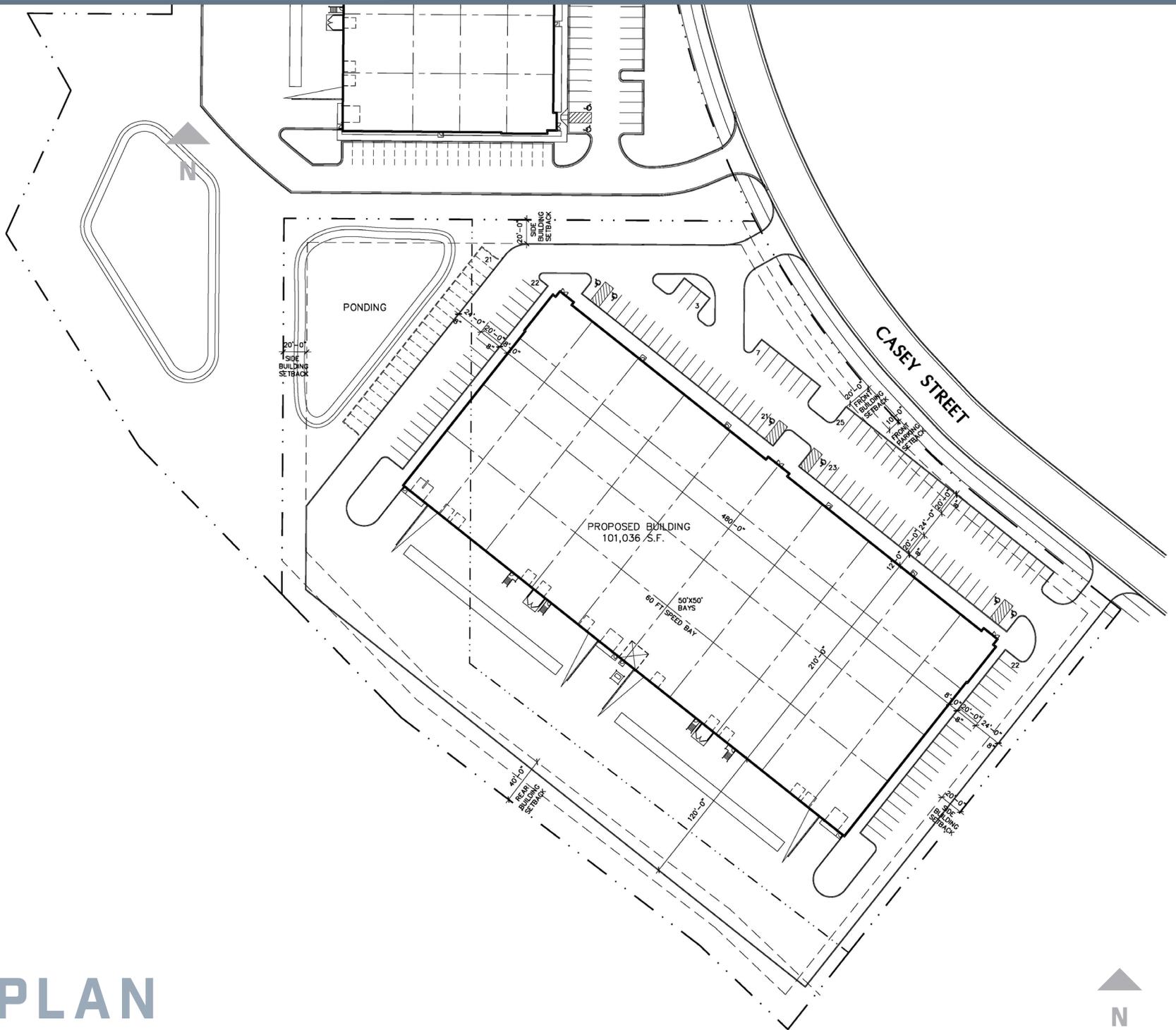
I-94 & I-494

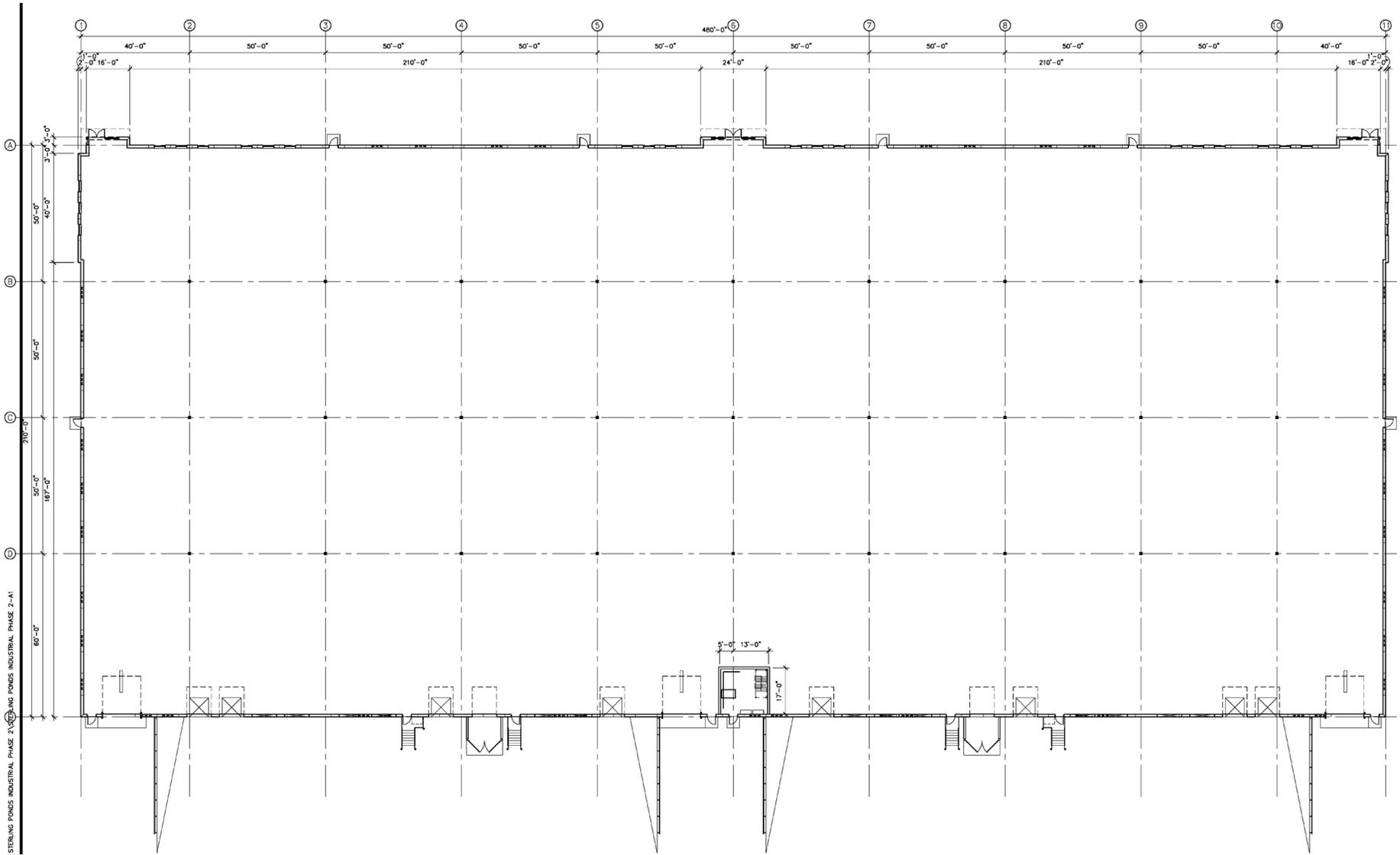
**19 MI**

MSP Airport

**34 MI**

# SITE PLAN



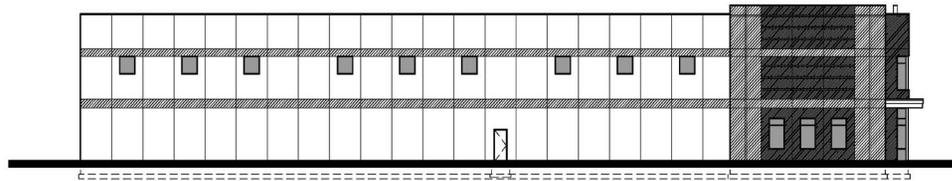


STERLING PONDS INDUSTRIAL PHASE 2-A1

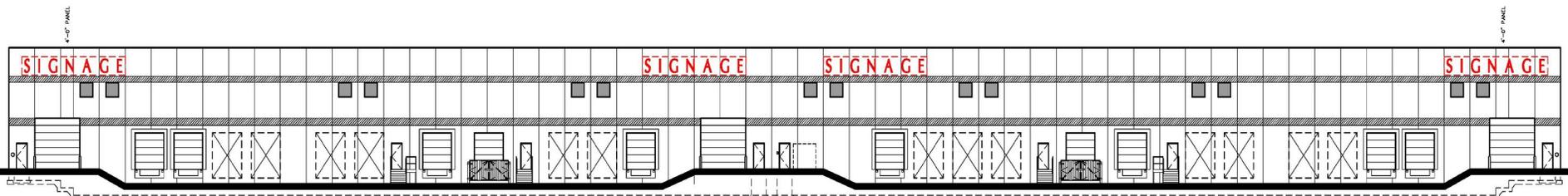
# FLOOR PLAN



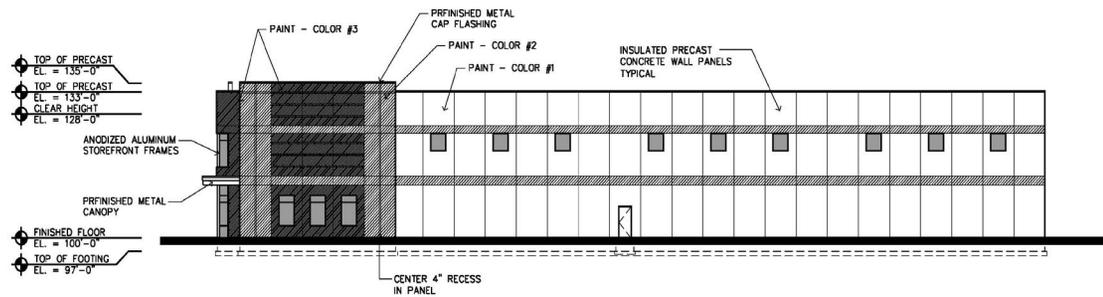
1 NORTH ELEVATION  
A3 SCALE: 1/16" = 1'-0"



2 EAST ELEVATION  
A4 SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION  
A3 SCALE: 1/16" = 1'-0"



4 WEST ELEVATION  
A4 SCALE: 1/16" = 1'-0"

# BUILDING PLAN



**VISIBILITY - WI HWY 35**

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BTS PROPOSED | Q4 2026 DELIVERY



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