



INDUSTRIAL FOR LEASE!



WAITE PARK INDUSTRIAL

2330 County Road 137, Waite Park, MN 56387

UP TO 13,600 SF

**SUBLEASE
(NEGOTIABLE
TERMS) +
OFFICE SPACES**

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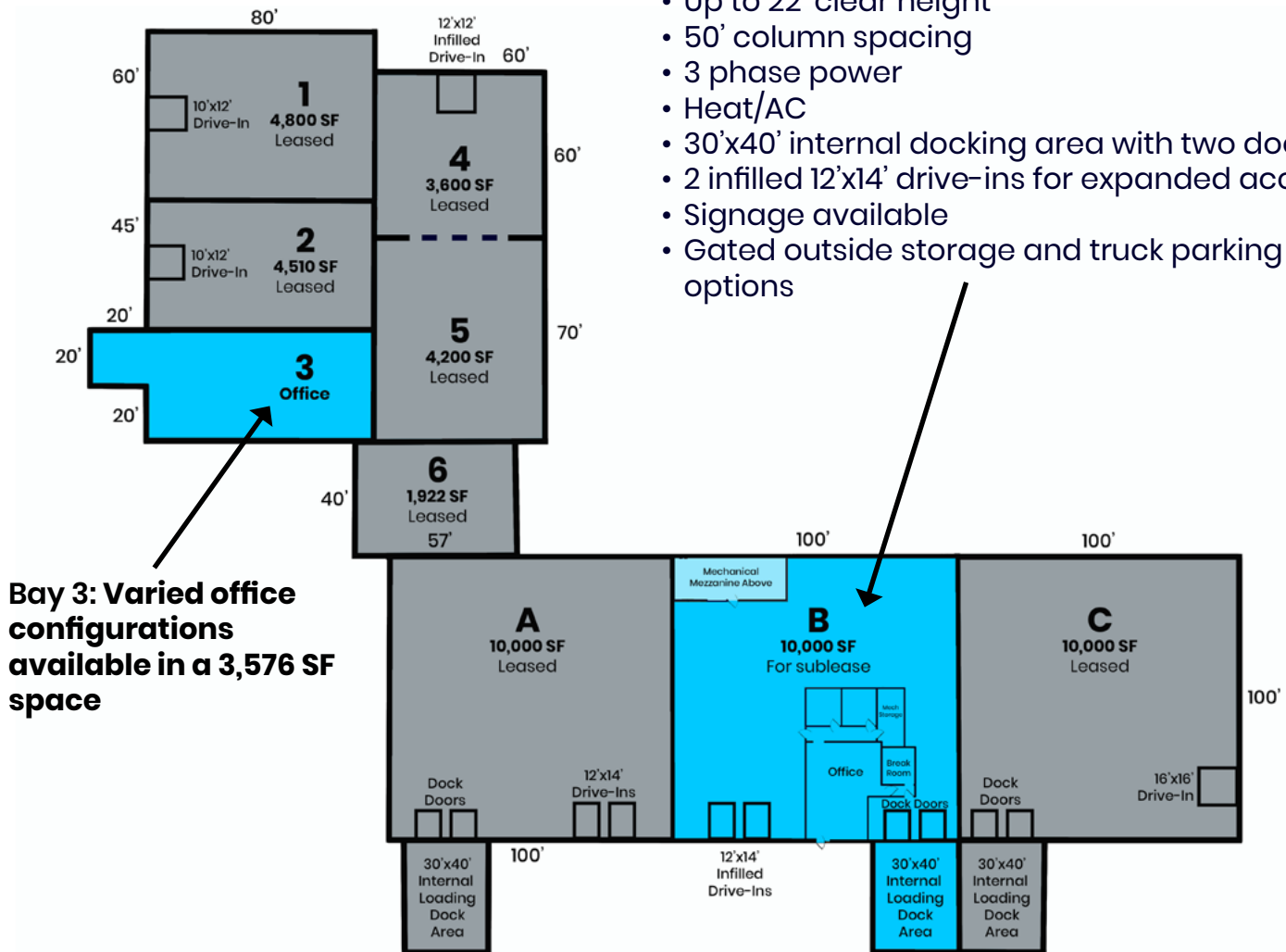
Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Because of its flexibility, Waite Park is perfect for a variety of tenants including service, manufacturing, distribution, and storage.

Bay B: Owners are willing to negotiate terms for available sublease

- 9,770 SF warehouse
- 768 SF office
- Restroom
- Mezzanine storage
- Up to 22' clear height
- 50' column spacing
- 3 phase power
- Heat/AC
- 30'x40' internal docking area with two docks
- 2 infilled 12'x14' drive-ins for expanded access
- Signage available
- Gated outside storage and truck parking lot options



Bay 3: Varied office configurations available in a 3,576 SF space

BASE RENT: WAREHOUSE \$6.50 PSF • OFFICE \$10.00 PSF

EST. OPERATING EXPENSES: \$2.59 PSF

THE PROPERTY

Waite Park Industrial offers tenants a variety of warehouse and office square footage, in addition to, gated outdoor storage on graveled 2+ acres.

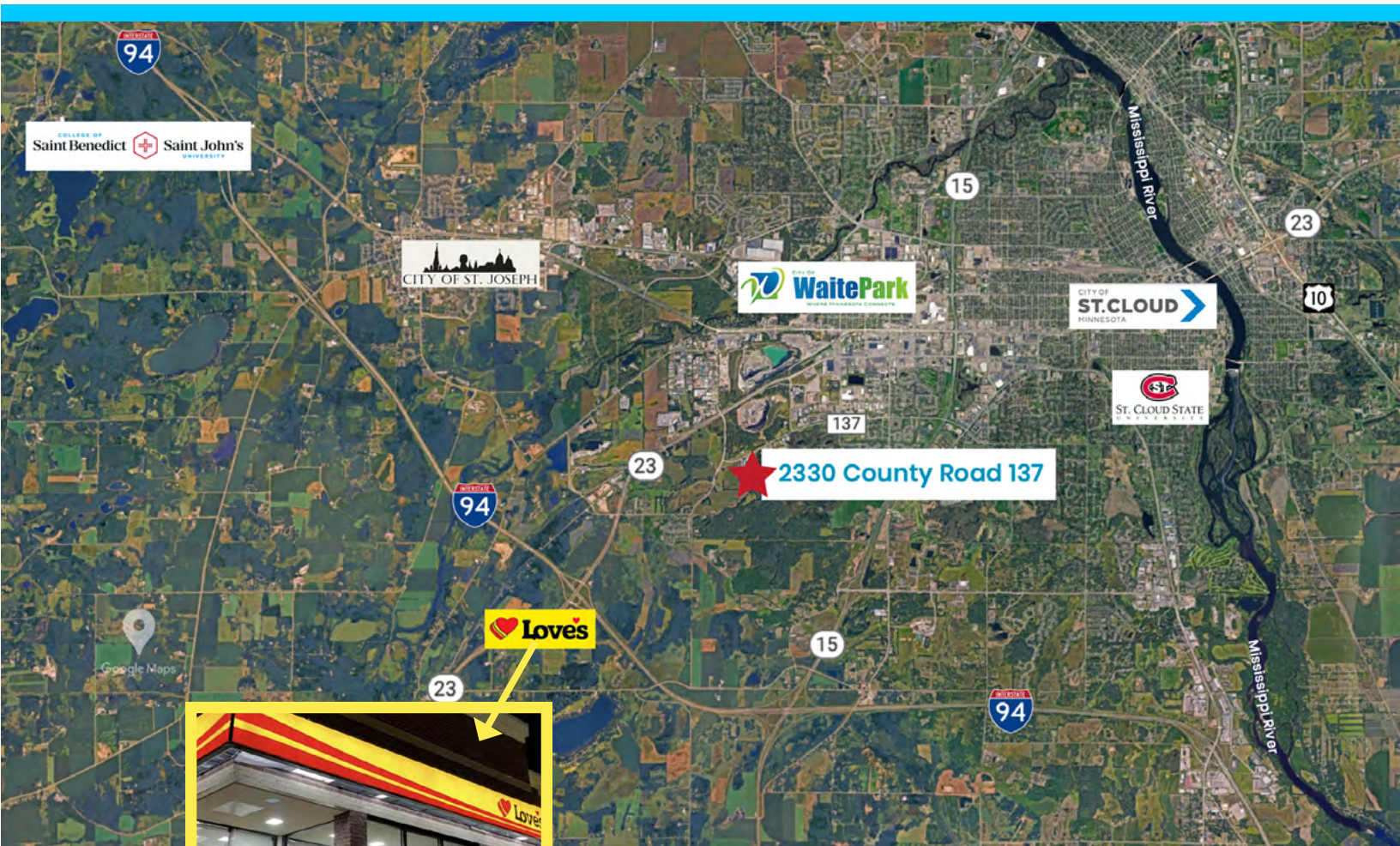
- Buildings include contiguous bays, along with covered docks, drive-in capabilities, and high bay windows in warehouses
- Well-maintained industrial park with heavy parking and additional truck parking options
- Varied office configurations available
- Website: CEGspaces.com/waite-park



THE LOCATION

Waite Park Industrial is strategically located between St. Cloud and St. Joseph with easy access to multiple transit corridors.

- 2 miles from I-94 Love's Travel Stop exit*
- Less than mile from Hwys 23 and 15
- Next to Quarry Park & Nature Preserve on Cty Rd 137
- Approximately 70 miles northwest of the Twin Cities
- MN cities within a 100 miles include: urban and suburban Twin Cities, Brainerd, Mankato, Sartell, Rochester, Faribault, Northfield, and more
- 3 miles from Crossroads Center and 6 miles from downtown St. Cloud and St. Cloud State University

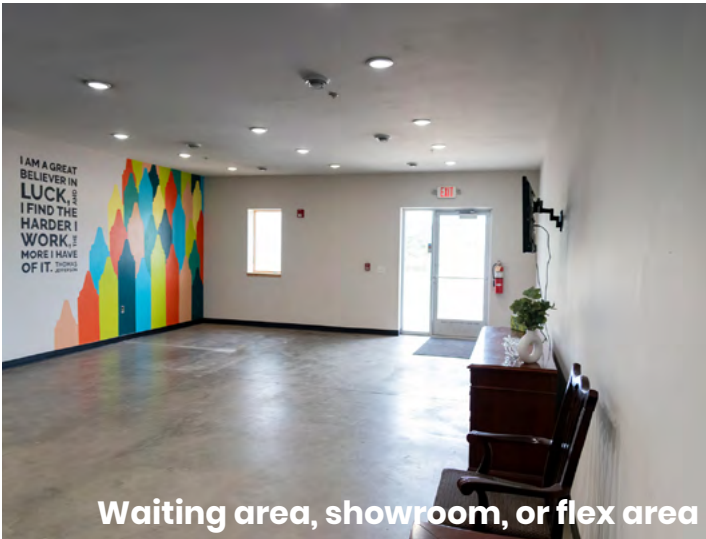


* Love's Travel Stop is well-known with positive reviews for being clean and well-equipped with amenities

BAY B



Bay B, truck circulation, & parking



Waiting area, showroom, or flex area



Open warehouse space with shelving



Private office



Warehouse with bright lighting

BAY 3 OFFICES

