



**FOR LEASE! • 4,360-14,360 SF**



## **WAITE PARK INDUSTRIAL**

**2330 County Road 137 | Waite Park, MN 56387**

### **Industrial warehouse/office in West St. Cloud location**

- 54,320 square foot industrial multi-tenant building on 5.54 acres
- Up to 22' clear height, 3 phase power, dock and drive-in doors
- 50' column spacing
- Signage and ample parking
- 2+ acres of gated outdoor storage for trucks, equipment, lumber, etc. – separate lease from indoor spaces
- 2 miles from I-94 and less than mile from Hwys 23 and 15

**Net Rent:** \$6.50 PSF • **CAM & Taxes:** \$2.59 PSF

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**Commercial** Equities Group  
— Investment Real Estate Services

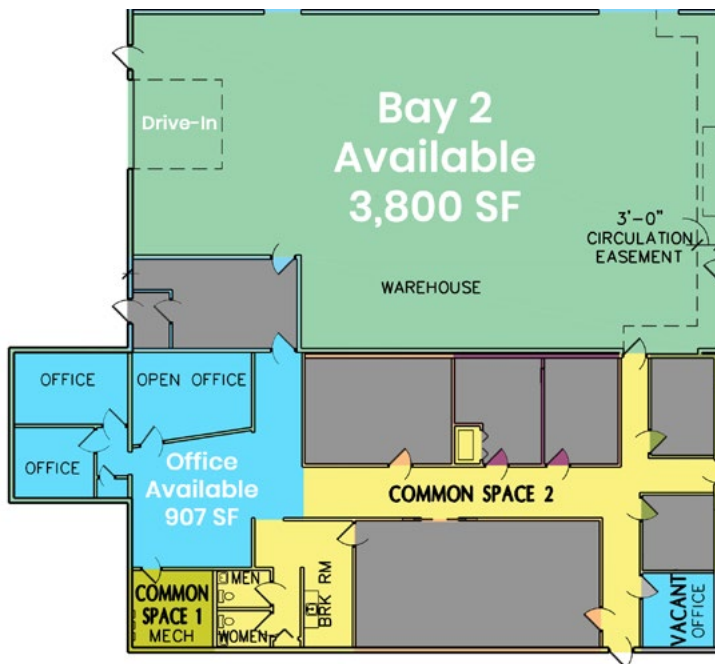
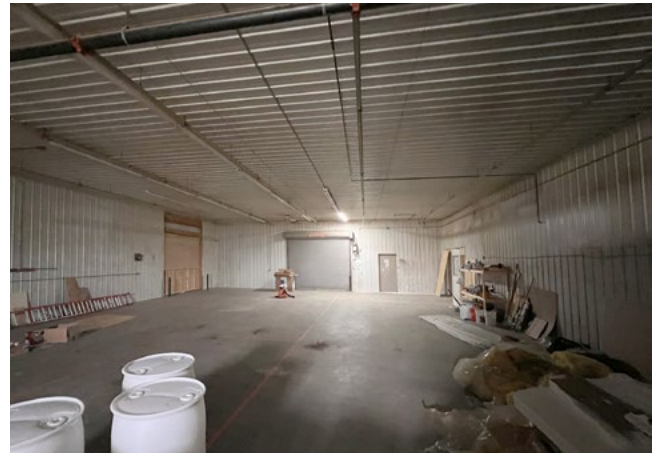
# Great Location • Outdoor Storage



2 miles from Love's Travel Stop



# Bay 2 Warehouse • Office Spaces



# Sublease 10,000 SF • Negotiable Terms

