

FOR SALE or FOR LEASE

FLEX SPACE



OFFERING SUMMARY:

14-16 McLeland Road St. Cloud, MN

Sale Price: \$3,900,000 Lease Rate: \$5.50 per SF

Building Size / Rentable SF: 109,000 SF

Currently used as a call center / Warehouse

For Lease: 5,000 to 109,000 Square Feet

~6 Acres at the epicenter of St. Cloud

Outline:

The building is 109,000 rentable square feet and was home to two tenants in the financial credit industry. The building is now 100% vacant and cleared out for the most part.

Space is situated extremely well for budget office users need a lot of space, light manufacturing, climate controlled storage & warehousing, etc.

- Was more recently used as call center & warehouse
- Above average office build out & warehouse with HEAT & AC
- Great parking
- Below market rent
- Most affordable office space in the market with this much square footage and above average finishes

Parcel
REAL ESTATE

Buildout

Flexible space that can be used for a variety of uses from office to mfg to warehouse.

Information

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CONTACT:

Sam Johnson

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320-420-1177
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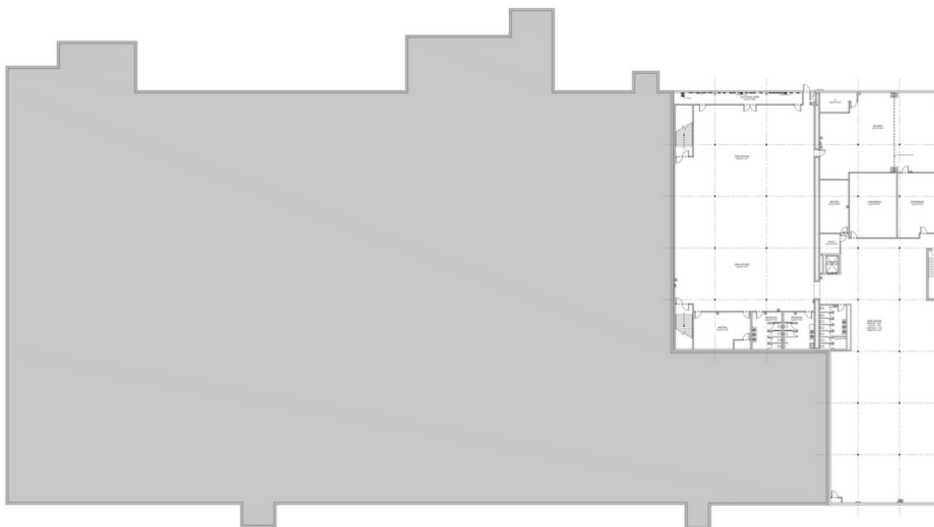
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Parcel
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Interactive Survey



WALL TYPE KEY

- BRICK
- CMU
- CONC
- STEEL

VIRTUAL TOUR

DOWNLOAD FILE

TABLE

NO.	REVISION	DATE	BY

H&M G.C.
3000 North 1st St
Newport, NC 28581

Project No: N/A
Date: 04/24/2025
Drawing: BAF
Author: AMG
Scale: 1/8" = 1'-0"

BASEMENT LEVEL FLOOR PLAN

B.1

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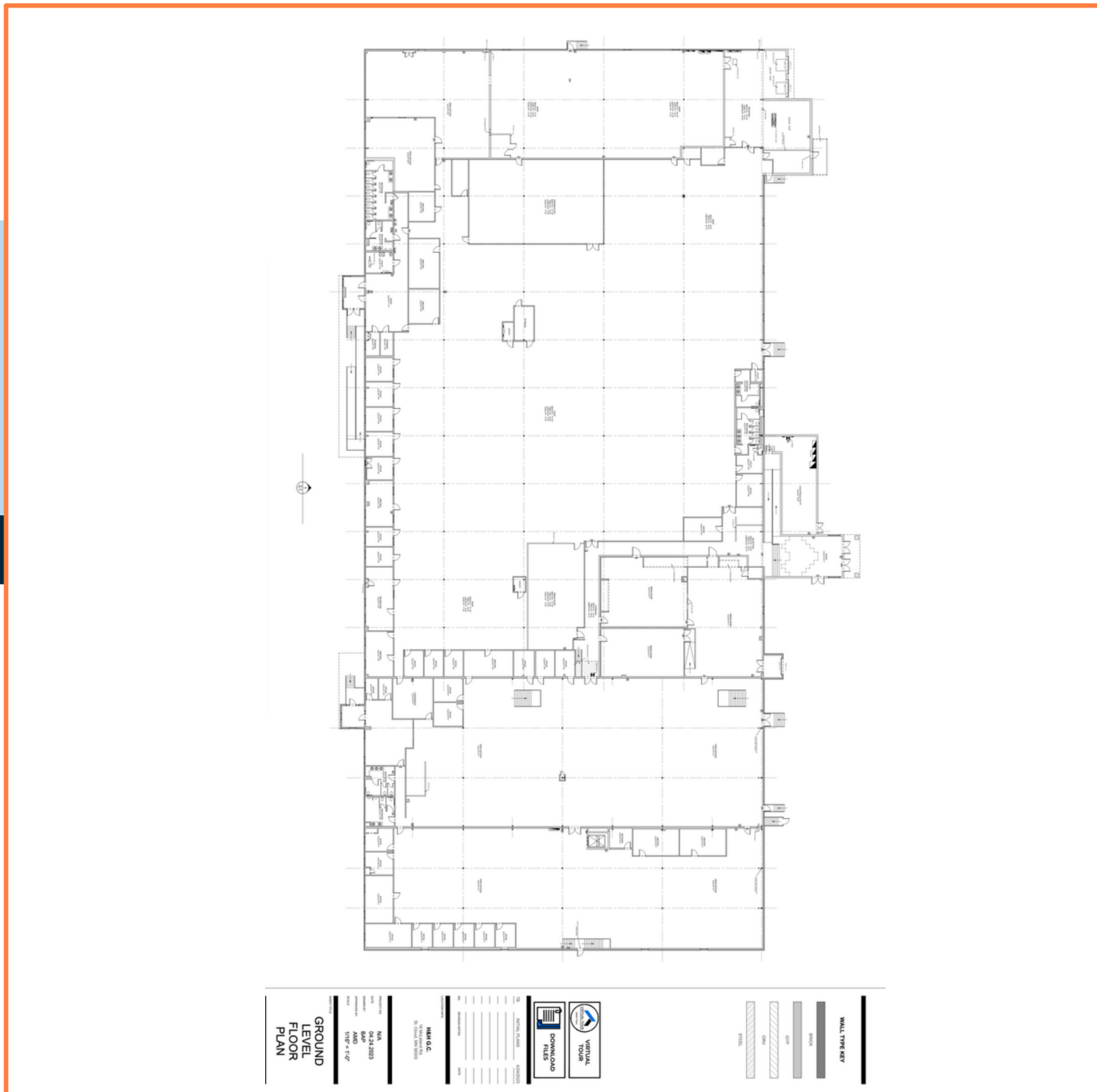
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Main Floor Plan



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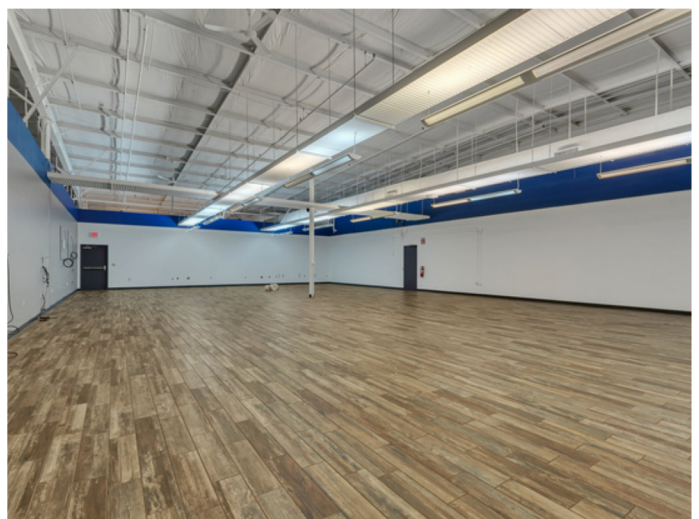
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