



# RETAIL/LIGHT INDUSTRIAL PROPERTY

3000 1st Street S | St. Cloud, MN 56301

**SUBLEASE | \$5.59/SF**

CAM/RE Taxes: \$2.41/SF

8,977 SF



**RICE**  
REAL ESTATE  
SERVICES



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3000 1st Street S | St. Cloud, MN 56301

## PROPERTY DESCRIPTION

Discover an exceptional opportunity to establish your business in this highly visible and easily accessible retail space, ideal for a wide range of commercial uses. Featuring a modern, open layout with large display windows, this space offers excellent natural light and strong street presence, perfect for attracting walk-in traffic. Whether you're launching a new venture or expanding an established brand, this space provides the visibility and functionality to support your success.

## PROPERTY FEATURES

**PRIMARY USE:** Retail or Light industrial

**BLDG. SIZE:** 8,977 square feet with additional 1,823 SF available

**PARKING:** Customer parking available

**PROPERTY SPACES:** Retail, Showroom, Office, and Warehouse

**SIGNAGE:** Pylon Signage Available

**LOCATION:** In between Division Street (over 30,000 VPD) and 2nd St S (over 20,000 VPD)

## BUILDING HIGHLIGHTS

**STOREFRONT AND CENTRALLY LOCATED**

**AMPLE SHOWROOM OR WAREHOUSE SPACE**

**10' T OVERHEAD DRIVE-IN DOOR**

**FULLY SPRINKLED**

**ADDITIONAL 1,823 SF AVAILABLE TO CREATE 144' X 75' SHELL**



320.252.0404 | RICEPROPERTIES.COM

**BEN COPPERTHITE**

Rice Real Estate Broker | 612.242.4869  
Ben.Copperthite@riceproperties.com



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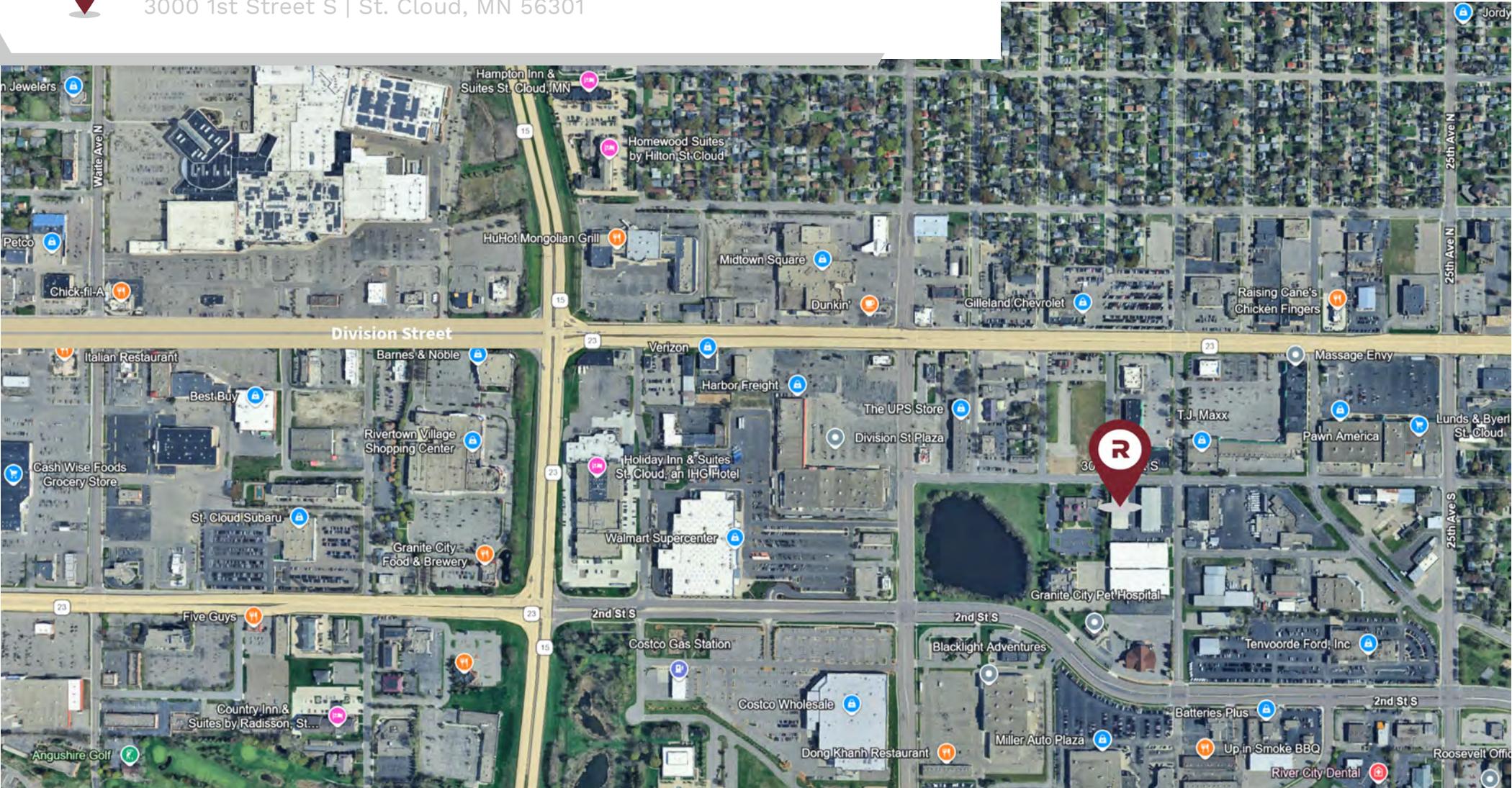
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## PROPERTY LOCATION

Aerial photo from Google



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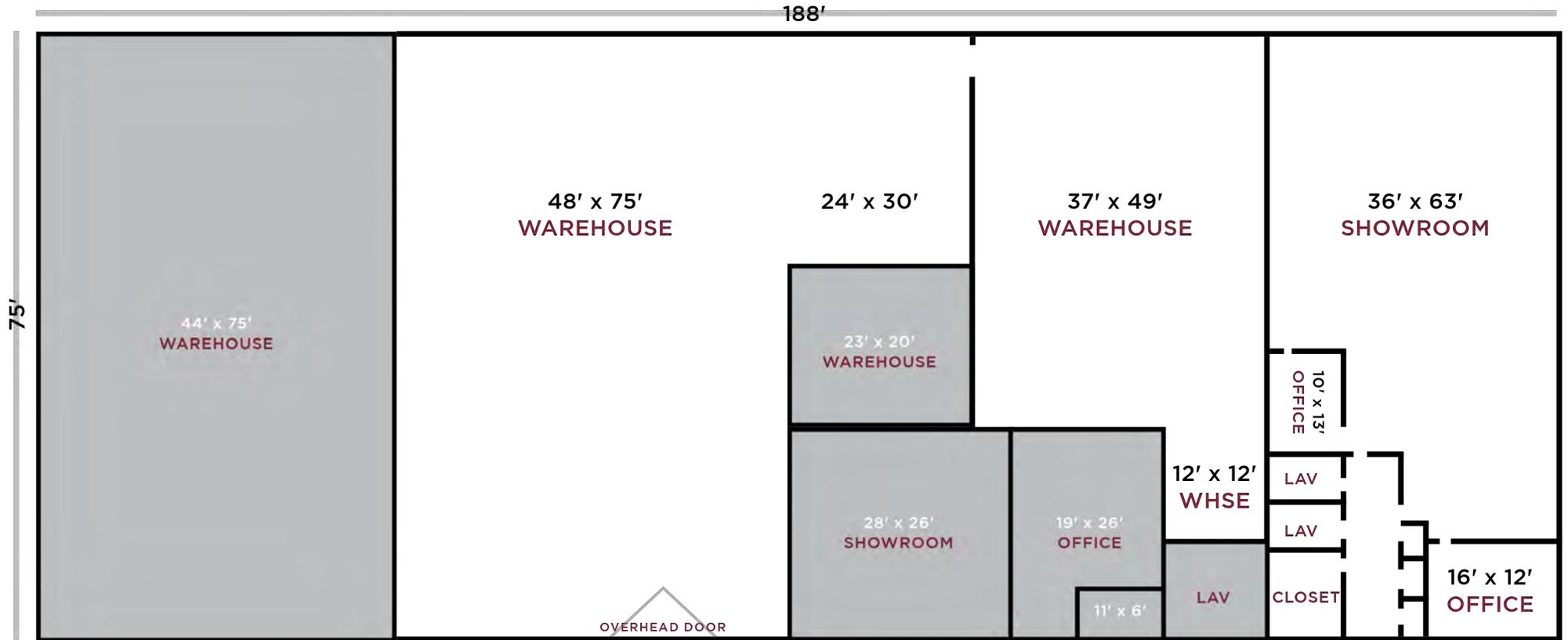
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## PROPERTY FLOOR PLAN



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