



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

811 Pine Street

St. Croix Falls, WI 54024

36,160 SF

For Sale - \$2,900,000

For Lease - \$6.00/PSF NNN



CONTACT

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**Schedule a viewing
today to explore
the possibilities!**

811 Pine Street, St. Croix Falls, WI

811 Pine Street spans 36,160 SF on 3.27 acres, offering robust infrastructure tailored for manufacturing and logistics. Four (4) elevated docks and one (1) drive-in bay support efficient operations. Located within a manufacturing corridor, within 10 minutes of the Minnesota/Wisconsin border, this property benefits from US-8 and WIS-35 access and just minutes from the Osceola Municipal Airport.

Beyond its strategic location just an hour from the Twin Cities, the City of St. Croix Falls offers a welcoming, small-town environment enriched by its scenic riverfront, vibrant arts community, and annual events like Wannigan Days and AutumnFest. Known as the "City of Trails," it provides families with unmatched access to outdoor recreation, from the Ice Age National Scenic Trail to mountain biking, boating, and fishing on the St. Croix River. Residents enjoy affordability, excellent schools, and a strong sense of community.

PROPERTY HIGHLIGHTS

- 36,160 SF Industrial Manufacturing Building
- 4 Docks & 1 Drive-in for Seamless logistics
- Previously Machinery Manufacturing

LOCATION HIGHLIGHTS

- PID#281-01153-0000 (3.27 AC)
- Industrial Zoning
- Less than 1 mile from US Hwy 8
- 9.7 miles from Osceola Municipal Airfield



ZONING | M-1 -Industrial

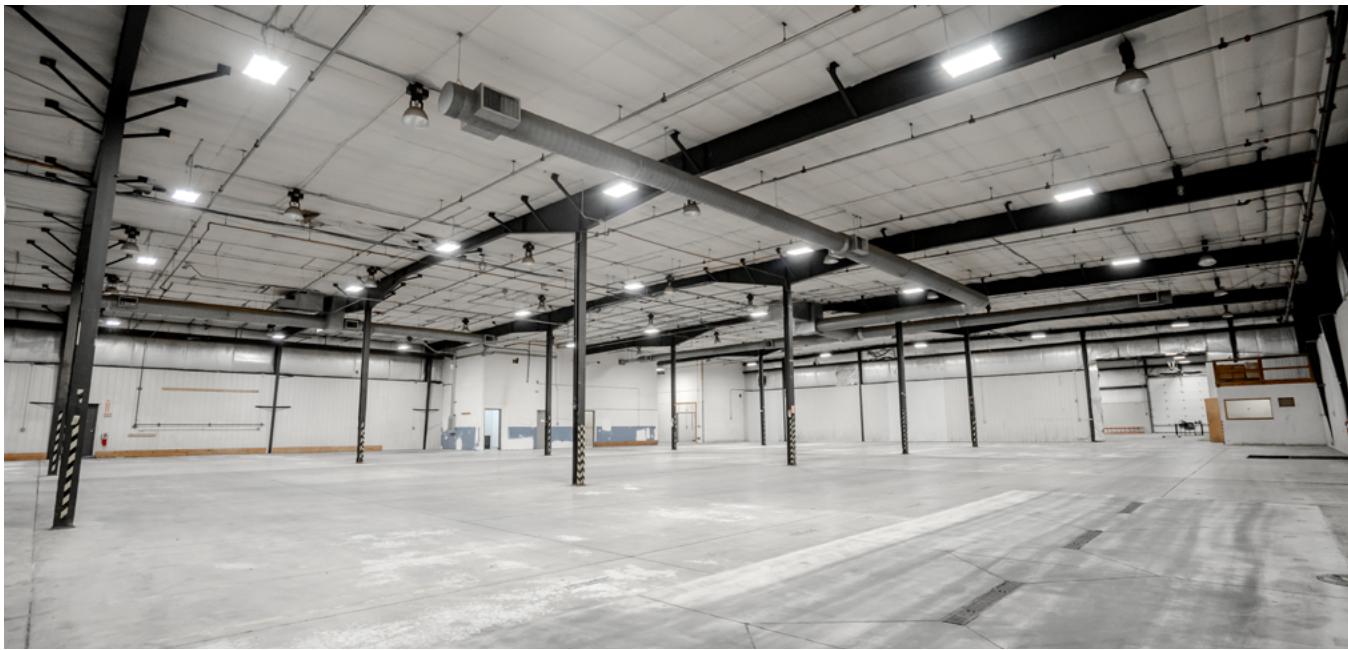
PERMITTED USES

Automotive repair, service and storage of automobile accessories, except the wrecking of motor vehicles; Commercial bakeries; Commercial greenhouses; Feed mills & dairy plants; Machine shops; Painting & printing; Lumber yards; Freight yards & Terminals; Bottling; Manufacture, fabrication, packing and packaging & assembly from furs, glass, leather, metals, paper, plaster, plastic, textiles & wood; Manufacture, fabrication, processing, packaging and packing of confections, cosmetics, electrical appliances, electronic devices, food; Manufacture of furniture, home supplies & ETC.

*See [city zoning code](#) for complete list

ZONING	M-1 - Industrial
PROPERTY USE	Machinery Manufacturing
YEAR BUILT	1989 & 1991
FLOORS	Single-story
PROPERTY ACCESS	
Nearby HWY	US-8 (Less than 1/4 mile)
Nearby Airport	Osceola Municipal Airfield (9.7 miles)
PARKING	Paved - 24 stalls; trailer parking available
AVAILABLE	36,160 SF
Office	4,000 SF
Warehouse/ Production	32,160 SF
LOT SIZE	3.27 Acres
BUILDING IMAGE	
Building Materials	Pre-Engineered Steel
Signage	Available
Roof	Single Slope Shed - Standing Seam Steel
Walls	Exterior - Steel; Foundation - Concrete
CEILING HEIGHT	
Warehouse/ Production	17'6"

WATER	City of St. Croix Falls
SEWER	Supplied by City of St. Croix Falls
GAS	Supplied by St. Croix Valley Natural Gas Co., Inc.
POWER	Supplied by Xcel Energy
Amps	3,000A
Volts	480V
Phase	3-phase
FLOOR LOAD	6"
FIRE PROTECTION	Wet suppression system
HEATING	Gas Forced Air Roof Top Units
AIR CONDITIONING	Central Air Conditioning Roof Top Units
DRIVE-INS	1 total - 14'x14'
ELEVATED DOCKS	4 total - Interior (2); Exterior (2)
Docks	8'x10'
Levelers	2 total
RESTROOMS	4 total



LABOR SNAPSHOT ST. CROIX FALLS

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company's needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.

POPULATION

106,276

MANUFACTURING REPRESENTATION



30-MINUTE DRIVE-TIME RADIUS



LABOR FORCE (AGES 16+)

56,105

MEDIAN HOME VALUE



TOP REPRESENTED INDUSTRIES

- *Manufacturing (6,679 Employed)*
- *Plastics & Rubber Products Manufacturing (1,397 Employed)*
- *Fabricated Metal Product Manufacturing (1,156 Employed)*

PLASTICS & RUBBER PRODUCTS MANUFACTURING

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Team Assemblers	734	\$21.06/hour
First-Line Supervisors of Production & Operating Workers	321	\$35.34/hour
Molding, Coremaking, & Casting Machine Setters, Operators, & Tenders	229	\$20.72/hour

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.