

# 150,000 SF

AVAILABLE FOR LEASE

# 275,000 SF

AVAILABLE FOR SALE

(INCOME IN PLACE: PLEASE INQUIRE)



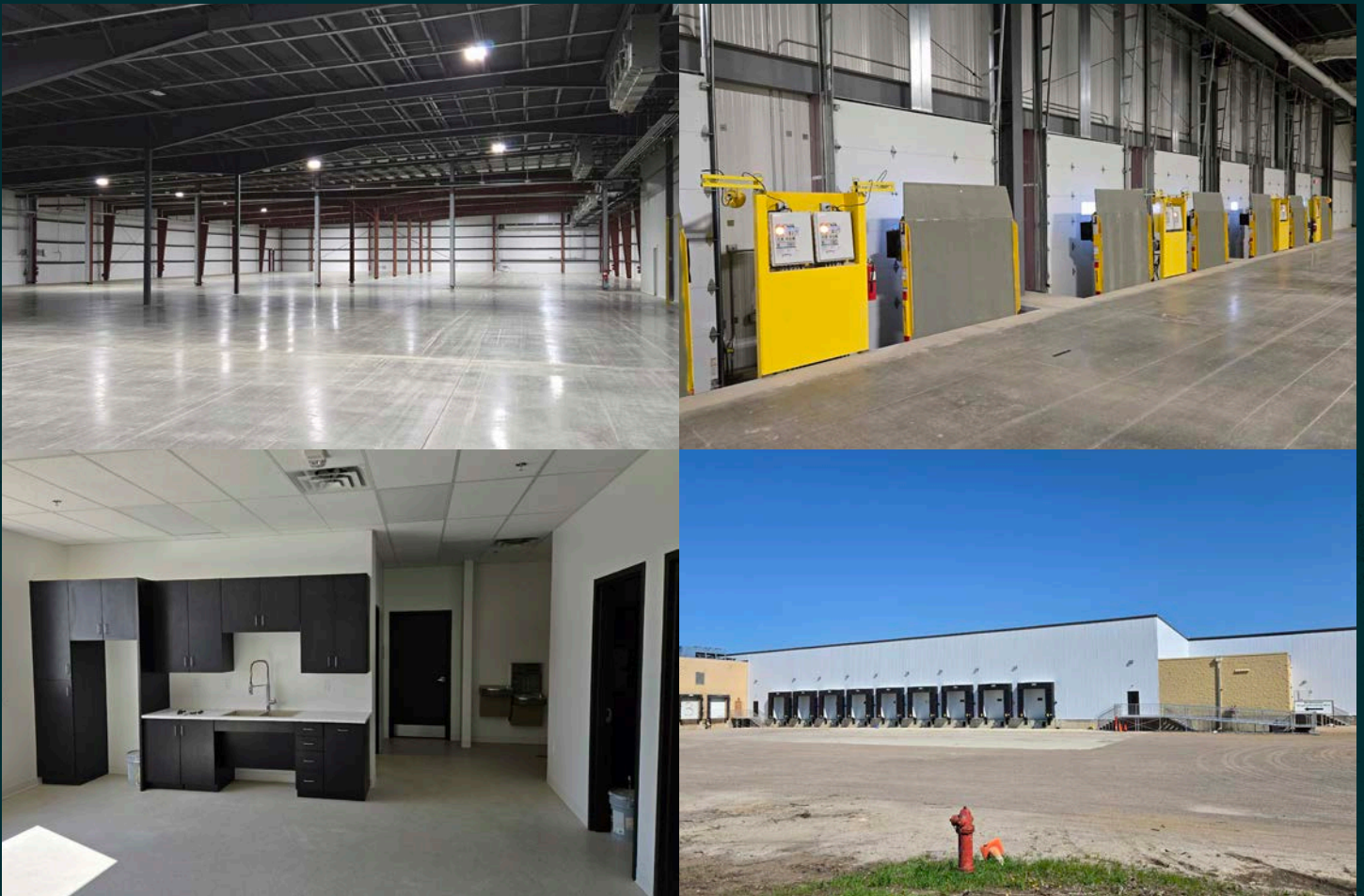
# ST. CLOUD

**Cold Storage**

519 28TH AVE S | WAITE PARK | MN

**CBRE**





# PROPERTY OVERVIEW

519 28th Ave is a cold storage facility with 150,000 SF available for lease and 275,000 SF available for sale! With excellent access to Hwy I-94 via Hwy 23, this building has accessibility to meet all of your needs. Handling services available (call for details)

Rate: Negotiable "ability to provide handling"

Sale Price: \$30,000,000 (\$109.09/SF)

- Recently renovated Freezer space (convertable)
- Refrigeration System: Freon Systems. Temperatures for the building can range from -10F to 46F in zones based on tenant requirement
- Fire Protection: Dry System throughout

- Lighting: LED High bay lighting with motion sensor control at racking aisles and dock areas
- Truck Court: Up to 3 acres for trailer drops
- New construction recently completed with 20' clear height, new refrigeration equipment, new office area and staging area!
- 15 dock doors ( 9 with vertical levelers)

**40'X40'**  
COLUMN SPACE

**23'**  
CLEAR HEIGHT

**UP TO 23,000**  
PALLETS

**275,000**  
RBA

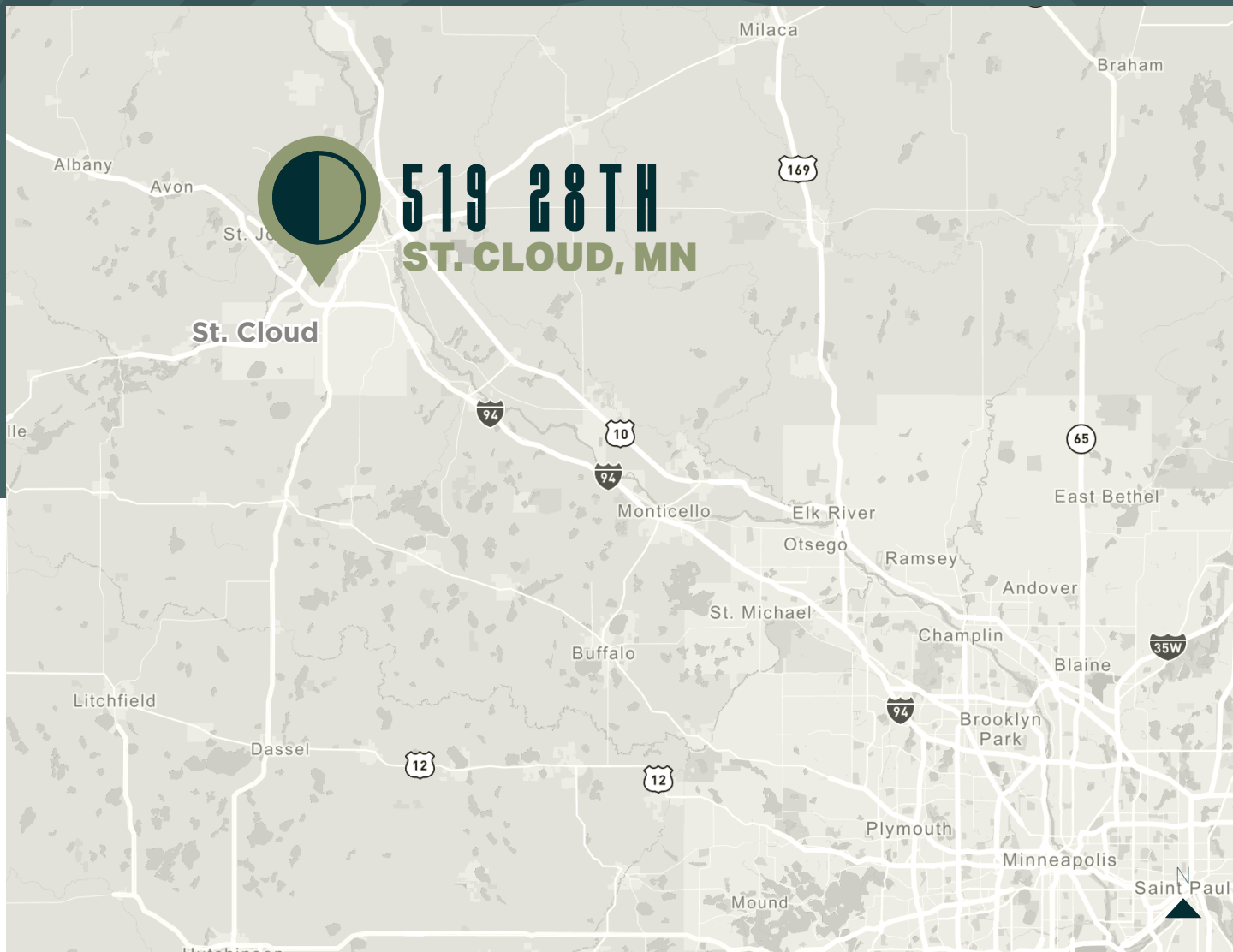
**15 (8'X10')**  
LOADING DOCKS



# SITE PLAN



# AREA MAP





**150,000 SF FOR LEASE**

**275,000 SF FOR SALE**



# ST. CLOUD

## COLD STORAGE

519 28TH AVE S | WAITE PARK | MN

**SANDY BARIN**  
Senior Vice President

+1 952 924 4816  
sandy.barin@cbre.com

**KEVIN KELLY**  
Senior Vice President

+1 214 979 6359  
kevin.kelly@cbre.com

# CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.