

FLEXIBLE ZONING FOR COMMERCIAL OR INDUSTRIAL USE • ECONOMIC DEVELOPMENT INCENTIVES AVAILABLE

LEASE

Flex Space w/Interior Dock & Heavy-Power 16'-20' Clear / 14' Doors

900 KRAFT DRIVE SE

Melrose, MN 56352

PRESENTED BY:

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	\$5.50/SF/yr Modified NNN
AVAILABLE SF:	13,083 - 26,700 SF on 6 acres
POWER:	3-phase 480V, backup generator
CLEAR HEIGHT:	16' warehouse; 20' wash & maint. bays
DOORS:	14' drive-in + interior dock
ZONING/INCENTIVES:	Flexible zoning / economic development incentives

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PROPERTY DESCRIPTION

Flexible, High-Power Industrial Space with Interior Dock - Fully Maintained and Ready for Use

This 26,700 SF flex/industrial facility offers exceptional functionality, visibility, and adaptability for high-performance users. The Landlord is open to leasing the full building or a portion, including office-only (approx. 13,083 SF), warehouse-only (approx. 13,617 SF), or a combination of both, and is open to further space demising to accommodate user needs.

The warehouse features 20' clear heights, 12 drive-in doors, heavy 3-phase 480V power, gas ceiling-mounted heaters, superior LED lighting, and a rare interior dock platform (removal negotiable). Additional features include a truck wash bay, two truck maintenance bays, and a fire-protected server room with five racks, making the space well-suited for fleet operations, light manufacturing, service, or distribution users.

The extensively updated office area includes a full kitchen, large conference and presentation rooms, men's & women's restrooms, a locker room with showers, janitor closet, and fob-secured employee entrances. The facility is monitored by on-site security cameras, offering both functionality and security.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 13,083 - 26,700 SF industrial flex facility on 6.0 acres
- 12 total drive-in doors, including: (4) 21' x 14', (7) 20' x 14' and (1) 24' x 14'
- Interior dock-high loading platform - 3'8" high platform - 13' clear dock height
- 28' and 24' drive aisle from door to dock
- Quote available to remove dock; landlord open to negotiating this option
- Heated warehouse with ceiling-mounted gas heaters
- Excellent lighting throughout warehouse and office areas
- Separate truck maintenance area: (1) Wash bay with floor drain and (2) Maintenance bays divided from main warehouse by concrete block wall
- High-power service: 3-phase, 480V, 800amp—ideal for heavy industrial use
- Fire monitoring system & panel
- Keyless fob access to office areas from lobby and exterior
- New HVAC units, water heaters, and water softeners
- Large conditioned & fire-protected server room with 5 racks
- Irrigation system; separately metered
- Ample surface parking: 76 stalls
- Large front lobby and numerous interior updates
- Modern office amenities: Full kitchen, Janitor closet with mop sink, Men's & women's restrooms
- Men's locker room with showers
- Large conference rooms & presentation room
- Office furniture available if desired
- Security system: Exterior corner cameras + 360° camera in front lobby
- Ceiling Height: 20' clear (min. 16')
- Zoning: Industrial
- Year Built: 1970 (extensively maintained with recent remodeling updates)
- Landlord maintains facility at high standards with ongoing capital investment

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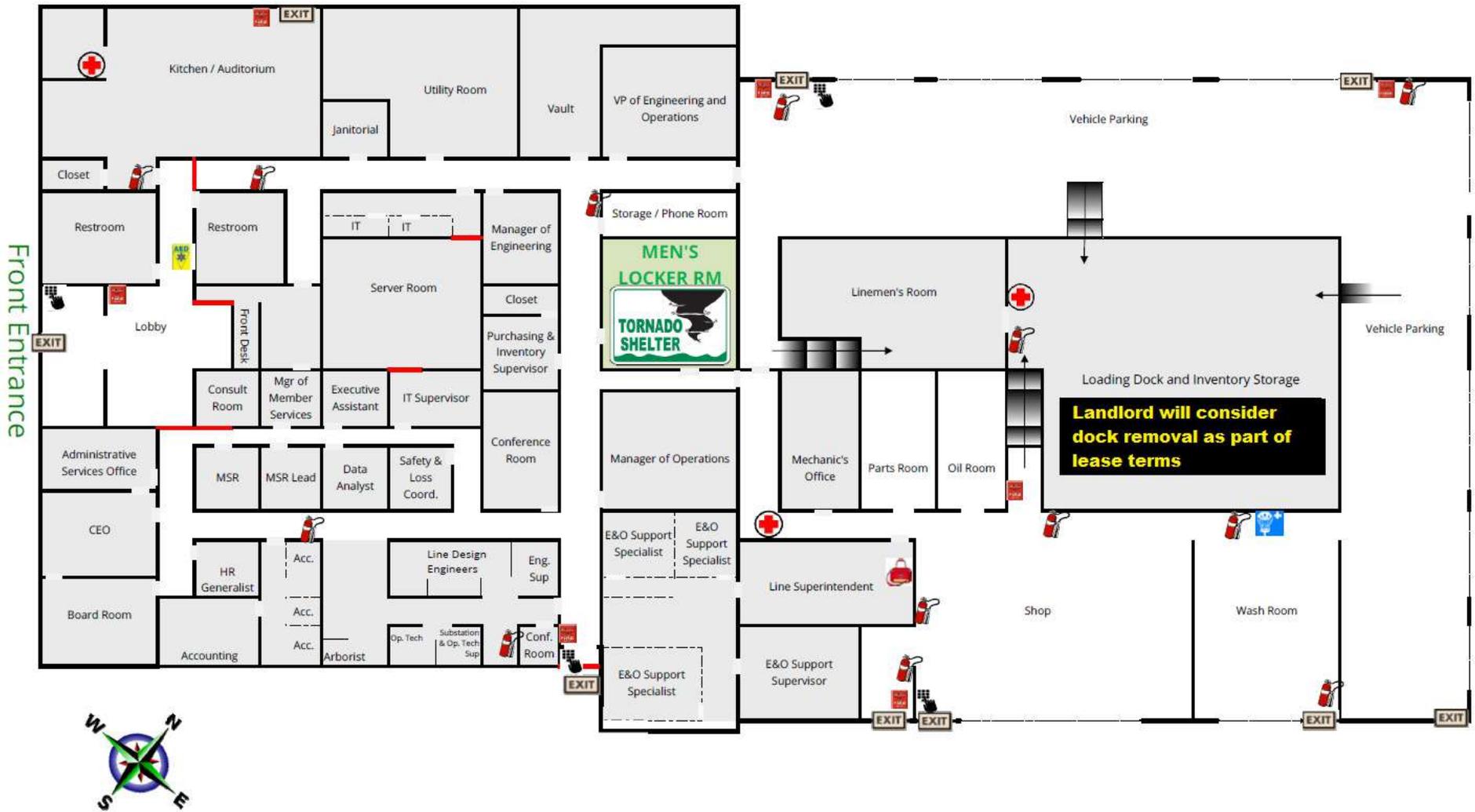
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FLOOR PLANS



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LOCATION MAP



LOCATION OVERVIEW

Strategic Central Minnesota Hub with Premier Interstate Exposure
Located directly off Interstate 94 in Melrose, MN, this versatile industrial-commercial site offers exceptional highway visibility and direct access—capturing over 21,000 vehicles per day. Positioned equidistant between St. Cloud and Alexandria, it serves as an ideal regional base for distribution, logistics, service operations, light manufacturing, or trade businesses. The 6-acre lot provides ample space for truck circulation, outdoor storage, and future expansion. With I-94 frontage and quick on/off access, this property delivers strategic reach across Central Minnesota and beyond—making it a high-performance site for users seeking visibility, accessibility, and operational efficiency.

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AREA ANALYTICS

POPULATION

5 MILES 10 MILES 30 MILES

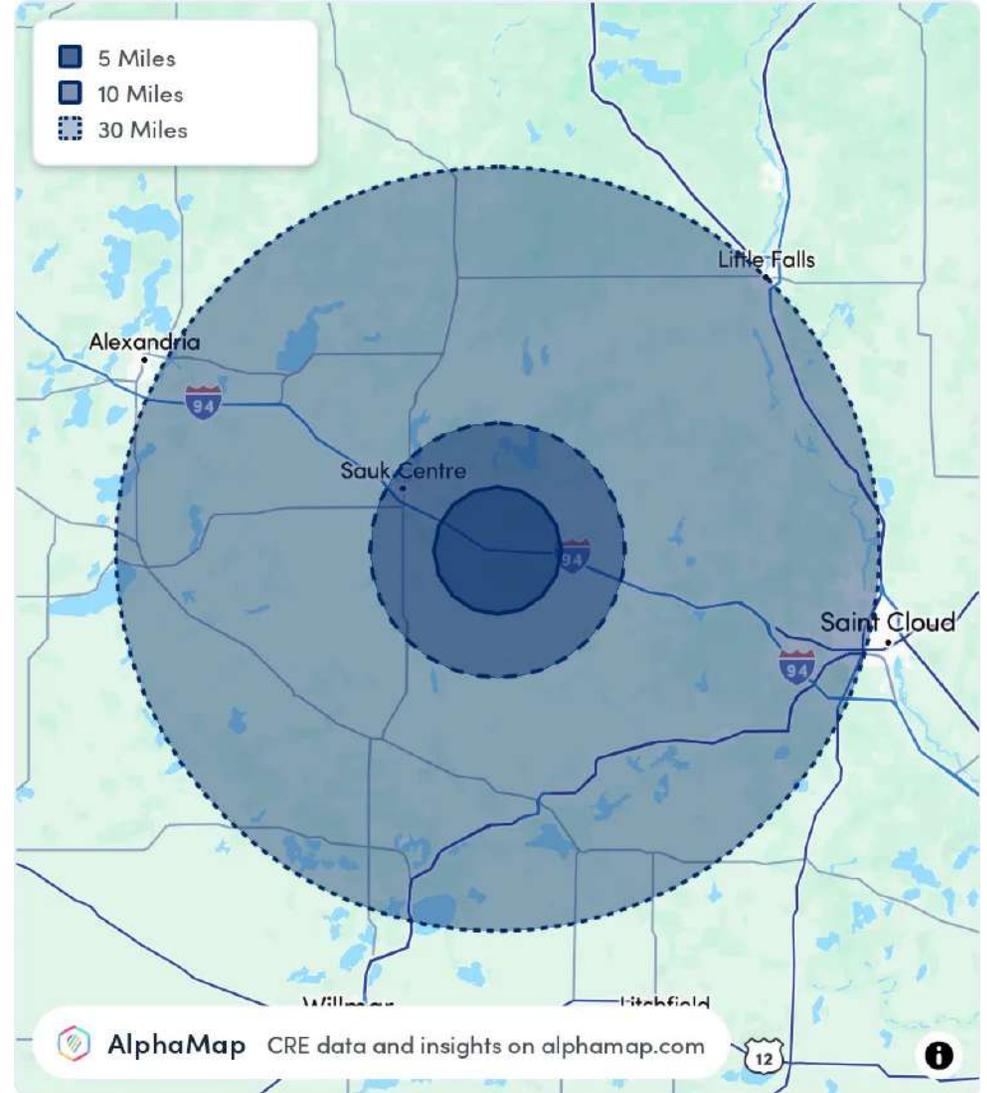
	5 MILES	10 MILES	30 MILES
TOTAL POPULATION	5,478	14,800	128,994
AVERAGE AGE	40	41	42
AVERAGE AGE (MALE)	39	40	41
AVERAGE AGE (FEMALE)	40	41	43

HOUSEHOLD & INCOME

5 MILES 10 MILES 30 MILES

	5 MILES	10 MILES	30 MILES
TOTAL HOUSEHOLDS	2,049	5,692	51,030
PERSONS PER HH	2.7	2.6	2.5
AVERAGE HH INCOME	\$82,331	\$86,818	\$98,525
AVERAGE HOUSE VALUE	\$288,103	\$316,849	\$345,336
PER CAPITA INCOME	\$30,492	\$33,391	\$39,410

Map and demographics data derived from AlphaMap



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ADDITIONAL PHOTOS



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ADVISOR BIO 1



TOM SANQUIST

Advisor

tom.sanquist@svn.com

Direct: **320.282.2042** | Cell: **320.282.2042**

PROFESSIONAL BACKGROUND

Tom is a Commercial Advisor with SVN GC Real Estate, specializing in commercial and multifamily transactions. He is passionate about making deals happen and brings a deep commitment to continuously expanding his knowledge in commercial investment, sales, leasing, and property management. This well-rounded expertise allows him to guide clients confidently through complex decisions with clarity and insight.

A self-starter by nature, Tom has been self-employed since the age of 19. His career path has taken him from construction laborer to general contractor, then to real estate investor and commercial property manager—ultimately leading to his current role as a trusted brokerage advisor.

EDUCATION

Tom holds multiple licenses, including Real Estate and General Contractor (Builder/Remodeler), and brings over 15 years of experience across commercial and residential real estate. His background spans property management, leasing, sales, construction, and remodeling. In addition to his professional services, Tom has been an active real estate investor since 2015, giving him a well-rounded perspective that benefits the clients he serves.

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ADVISOR BIO 2



MIKE BOBICK, CCIM

Senior Advisor

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Direct: **320.333.2692**

PROFESSIONAL BACKGROUND

Mike is a senior Commercial Broker and Partner at SVN GC Real Estate, specializing in investment analysis and commercial building sales, including office, industrial, apartment buildings and other investment grade properties. Mike's 35 years in the real estate industry includes experience in property management, investment property sales and real estate development. In 2002 Mike earned the Certified Commercial Investment Member designation (CCIM), which is conferred by the CCIM Institute and endorsed by the National Association of Realtors. Career highlights include nearly \$500 million in property sales and approximately 250,000 square feet of commercial lease transactions.

EDUCATION

Bachelor of Science degree in Business Administration – St. John's University, Collegeville, Minnesota.
A multitude of industry related seminars and programs including CCIM courses totaling more than 200 hours.

MEMBERSHIPS

Presently the Chairperson of the Minnesota Commercial Association of Realtors. (MNCAR Board of Realtors)

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ADVISOR BIO 3



TERRIE SCHRAMEL

Advisor

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Direct: **320.290.6535**

PROFESSIONAL BACKGROUND

Terrie Schramel is a Commercial Real Estate Advisor at SVN | GC Real Estate with more than eight years of hands-on experience in sales, leasing, and property management across office, industrial, retail, flex, and investment properties. She began her career in commercial real estate in 2017 and earned her license in 2020. Terrie is known for her client-driven approach, attention to detail, and deep local market knowledge, and is dedicated to delivering tailored, results-oriented solutions that protect ownership interests and maximize asset value

EDUCATION

St. Cloud State University and St. Cloud Technical and Community College

MEMBERSHIPS

MnCar, St. Cloud Area Association of REALTORS

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