

CBRE

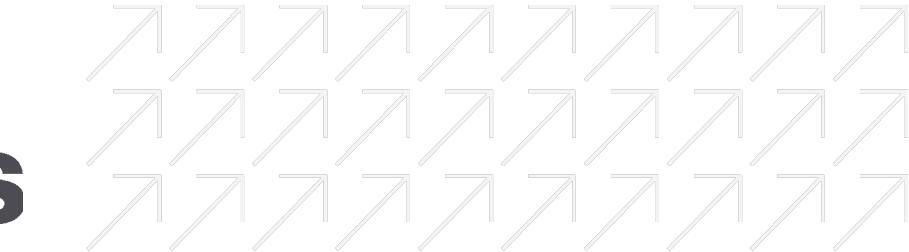
98 St. Croix Trail N,
Lakeland MN 55403 



98 St. Croix Trail N, Lakeland
For Sale

Property Highlights

Address	98 St. Croix Trail N, Lakeland MN 55403
PID	35-029-20-34-0060
Site Size	.77 Acres
Building Size	Total: 10,944 SF <ul style="list-style-type: none">Office: +/- 3,456 SFWarehouse: +/- 7,480
Zoning	Retail Business (RB)
Year Built	1998
2025 Proposed Property Tax	\$17,264
Sales Price	Negotiable



Clear Height	16'
Loading	5 Drive-ins
Outdoor Storage	Ability for approx. 1/3 acre of outdoor storage
Roof	Recently replaced
Sprinklered	No
Power	(1) 200 AMP/3 Phase
Features	Floor drains in warehouse, newer mechanicals

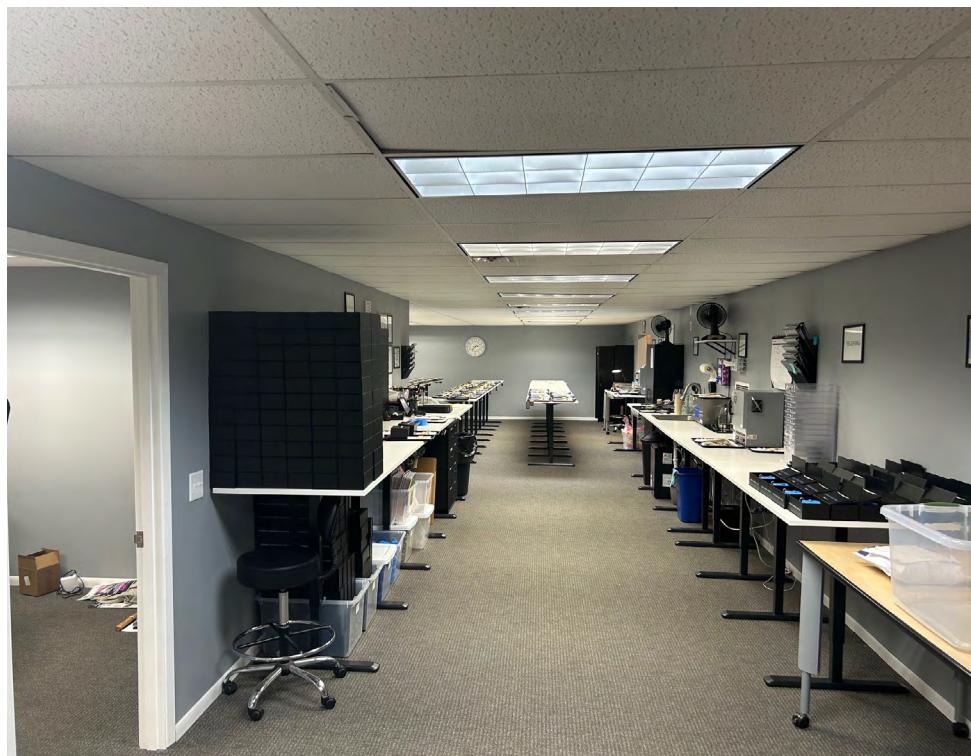
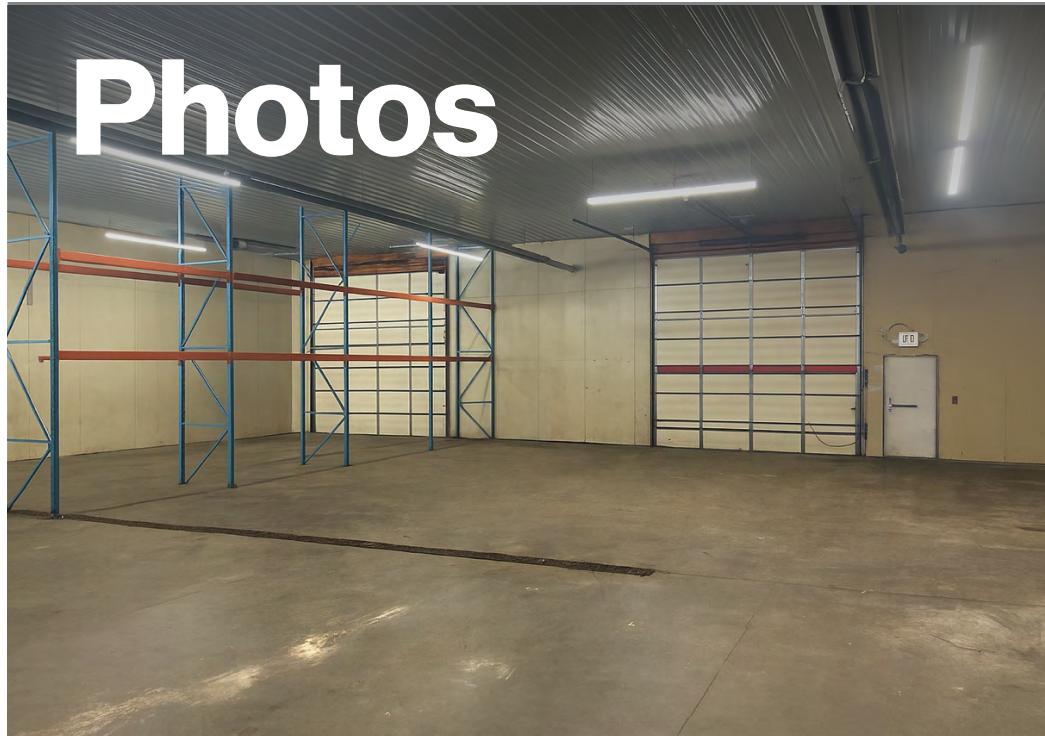
SITE SIZE **.77 Acres**

BUILDING SIZE **± 10,944 SF**

SALE PRICE **Negotiable**



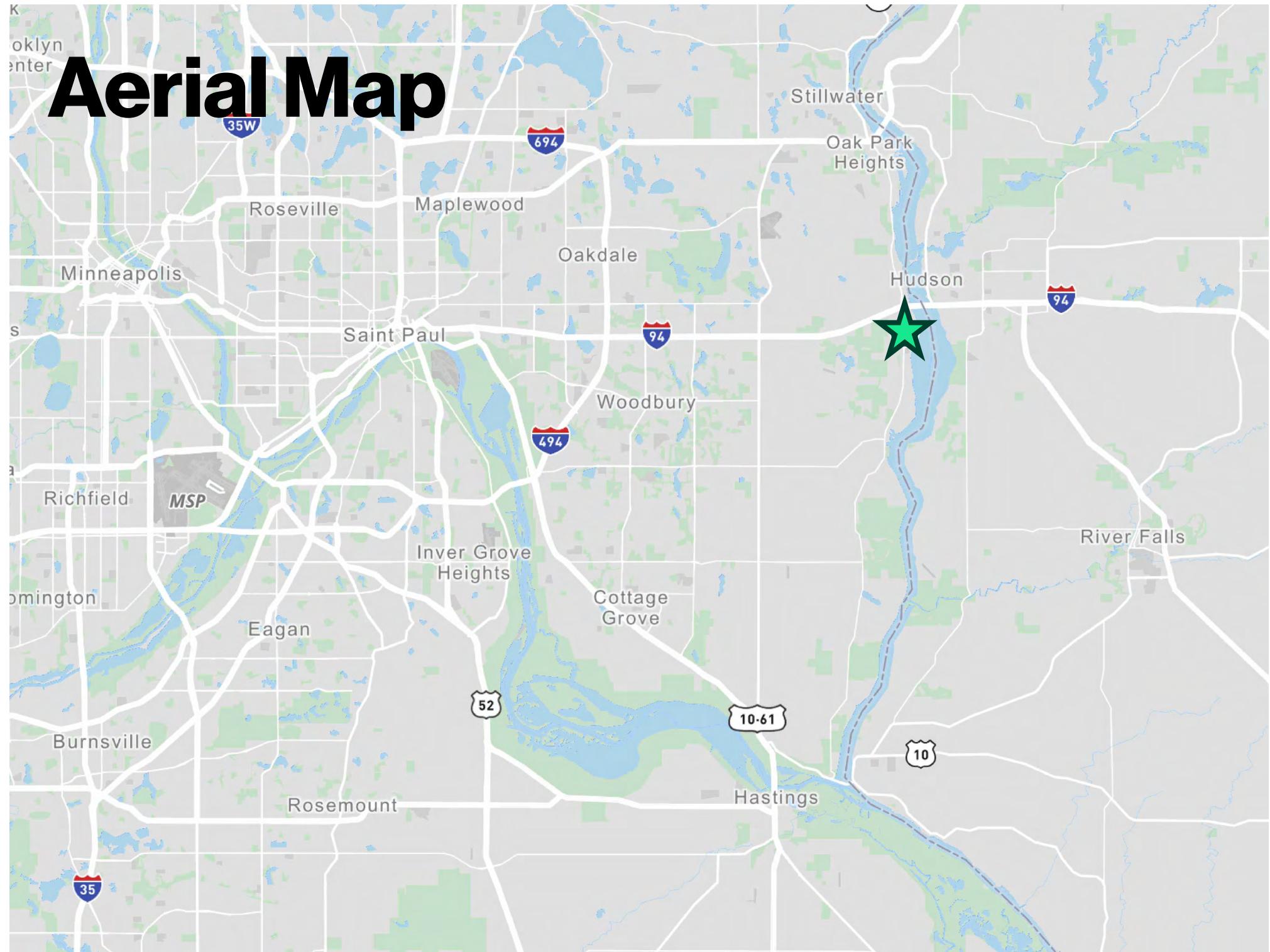
Photos



Aerial View



Aerial Map





98 St. Croix Trail N,
Lakeland MN 55403



98 St. Croix Trail N.

SALE CONTACTS

Bryan Van Hoof

Senior Vice President

+1952 924 4624

bryan.vanhoof@cbre.com

Jeff Przytarski

Senior Vice President

+1952 924 4895

jeff.przytarski@cbre.com

Sam Manke

Vice President

+1763 398 9047

sam.manke@cbre.com

© 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.

CBRE