



# FOR LEASE

# COMMERCIAL

# SPACE 4,800SF

## Lease Highlights

4,800 sf of commercial building space along Highway 8 in St Croix Falls, WI. Building is 60' x 80' steel construction built in 1985 with concrete floors, 225 amp electric, 12' x 12' overhead door, 14' ceilings, and inside hydraulic loading ramp. Interior is ready for occupancy with showroom, office, restroom and warehouse/storage space. Outside lot is paved with parking and access to Highway 8 with heavy traffic patterns of 13k-18k vehicles per day. This is a great commercial location along the Wisconsin/Minnesota border with close proximity to good highway systems between the Twin Cities metro area and Wisconsin. 3, 5, or 10 year lease options available.

**2090 HWY 8  
ST CROIX FALLS,  
WI 54024**

**60' x 80' SPACE  
COMMERCIAL  
14' CEILINGS  
12' x 12'  
OVERHEAD DOOR  
LOADING RAMP**

**HWY 8 FRONTAGE  
& DRIVEWAY  
EASY ACCESS TO  
TWIN CITIES  
METRO AREA  
HIGHWAYS**

**LEASE  
AVAILABLE  
11/1/18**

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