



Colliers

Seller-Financing Available

Available For Sale or Lease

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5205 Foundry Circle St. Cloud, MN 56301

Industrial Center – For Sale or Lease

- 91,151 total SF
- Main Building: 80,399 SF
- Storage Building 1: 5,632 SF
- Storage Building 2: 5,120 SF
- Situated on 6.19 acres
- Clear Heights: 18' - 21'
- Centrally located in St. Cloud
- Neighboring business include ABC Supply, Fastenal, UHaul, Beacon and RE Michael

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Accelerating success.

For Sale or Lease

Property Highlights

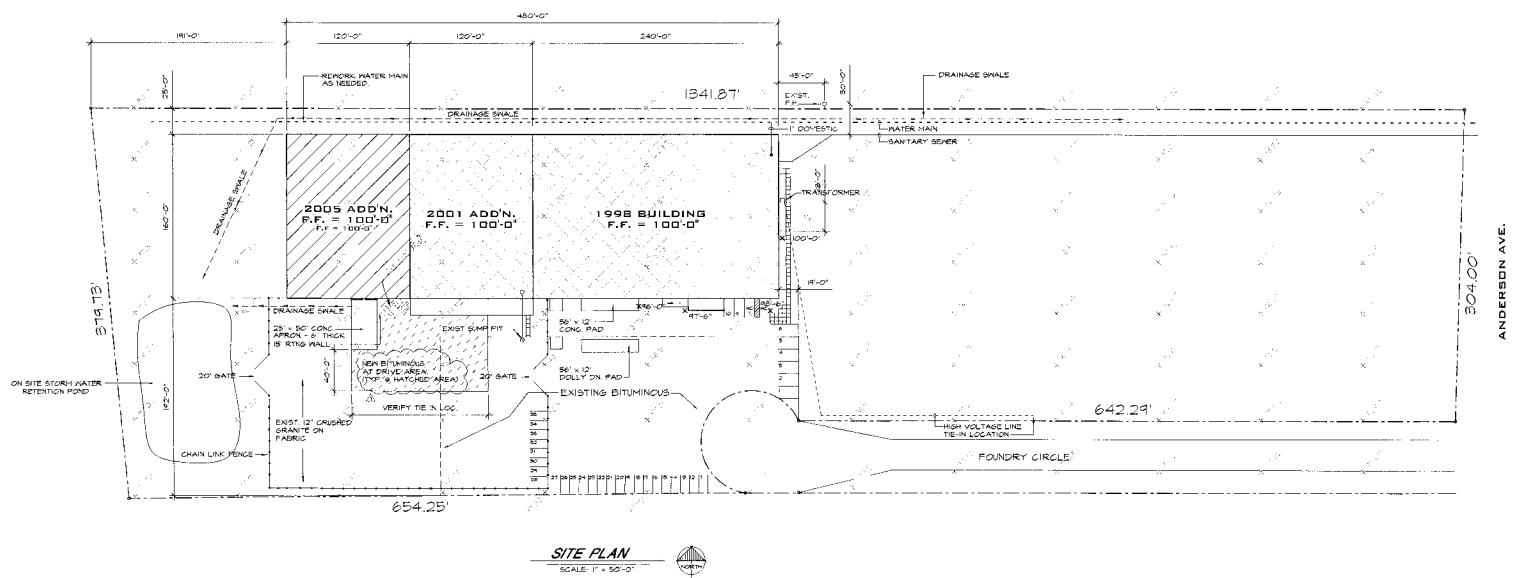
Address:	5205 Foundry Circle, St. Cloud, MN 56301
PID:	82.47182.0100
Total SF:	91,151 SF
Main Building:	80,399 SF
Storage Building 1:	5,632 SF
Storage Building 2:	5,120 SF
Site Size:	6.19 acres
Year Built:	1998
Construction:	Steel frame building with standing seam roof
Loading:	7 Dock Doors - 10' x 8'11" 1 Drive-in Door - 14' x 10' 1 Dock/Loading Door (City Desk)
Clear Height:	18' - 21'
Heat:	Tubular heat in warehouse Showroom/Office Separate HVAC Showroom/Office - in floor heat
Power:	3-Phase, 4 Wire Power
Sprinkled:	Fully Sprinkled
Misc:	Solar Panels
2024 Taxes:	\$80,278
Lease Rate:	\$5.95/NNN PSF
CAM:	\$1.95 PSF (Est. 2025)
Sale Price:	\$5,750,000 or \$63.08 PSF

Site Aerial



Property Photos





Location Overview

Stearns County



Population

162,150 (2024)



Workforce

66% of population
between ages 19-75



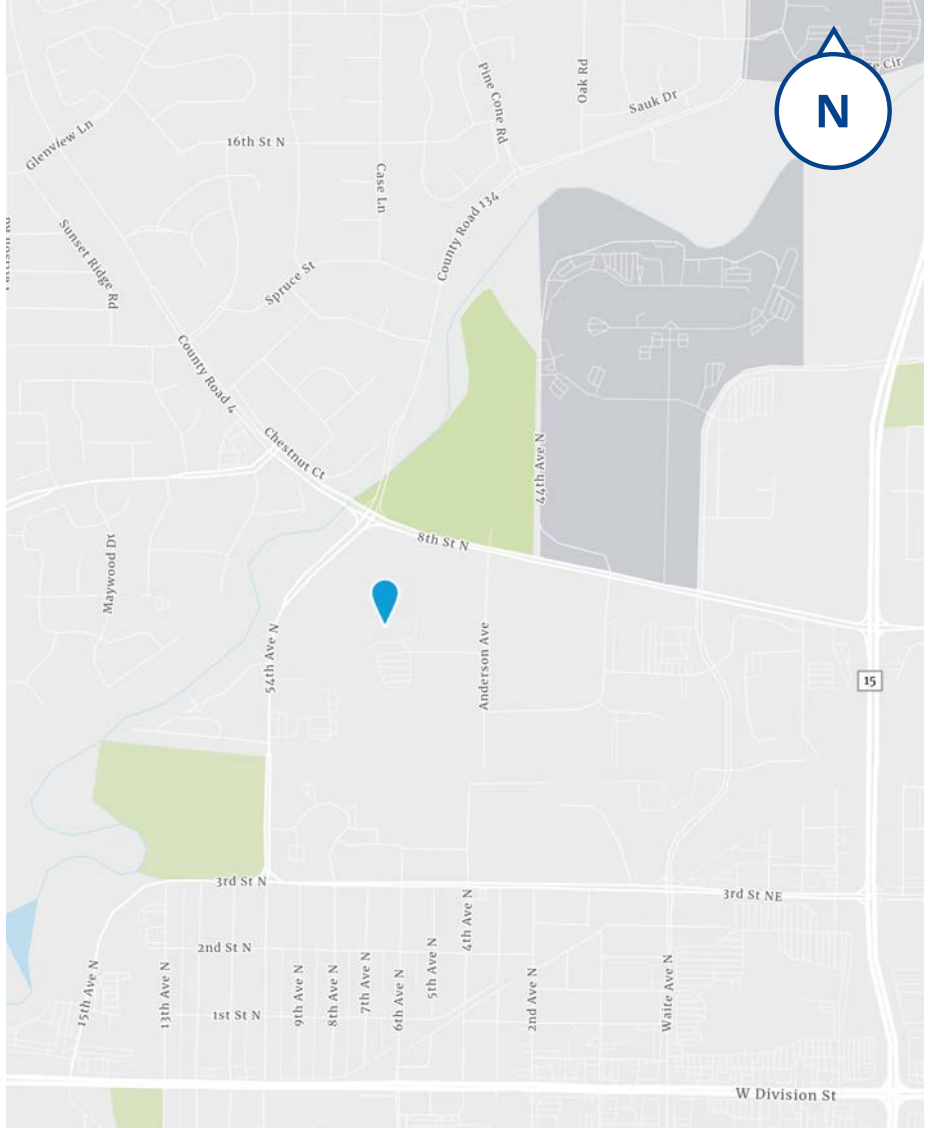
Median
Household
Income

\$75,576 (2024)



Businesses

6,517 (2024)



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