



COMMERCIAL REALTY SOLUTIONS

For Sub-Lease
Warehouse/
Show Room



ST. CLOUD Distribution Warehouse/Show Room

Building: 16,300 Available: 8,977/sf
3000 First Street South, St. Cloud, MN 56301

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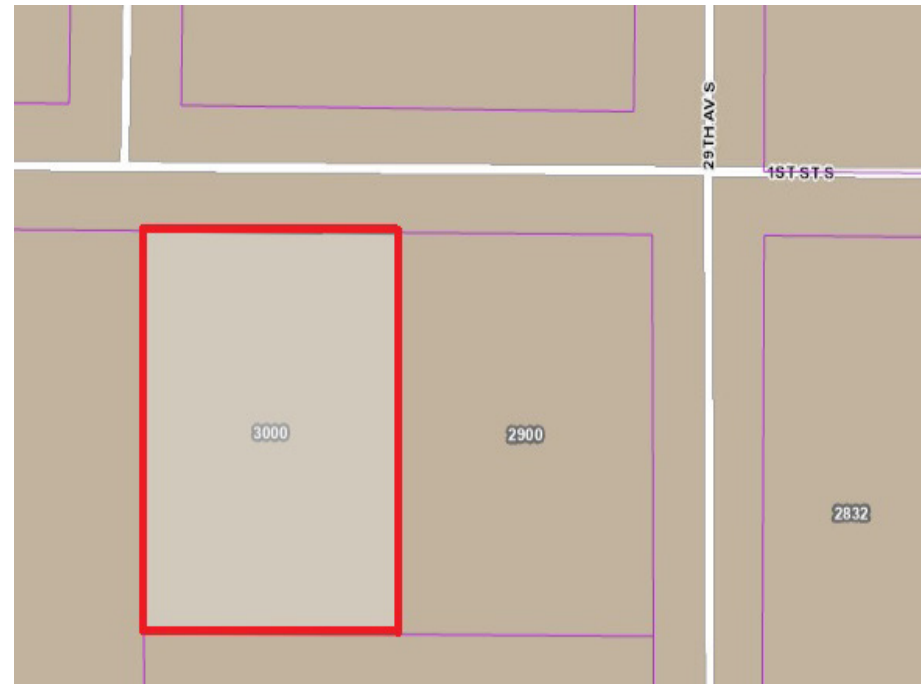


PROPERTY LOCATION

- * One Block South of Division Street
- * Behind Red Lobster & Sell's Auto
- * Next Door to St Cloud Financial Credit Union
- * Businesses in Area Include:
St. Cloud Financial Credit Union, Auto Value,
M&H Appliance, Central McGowan, Revolution Cycle,
Border States and more.

TRAFFIC COUNTS - 2023

* **First Street South - 3,600 VPD**



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PROPERTY OVERVIEW

Lease Rate
\$7.75/psf NNN

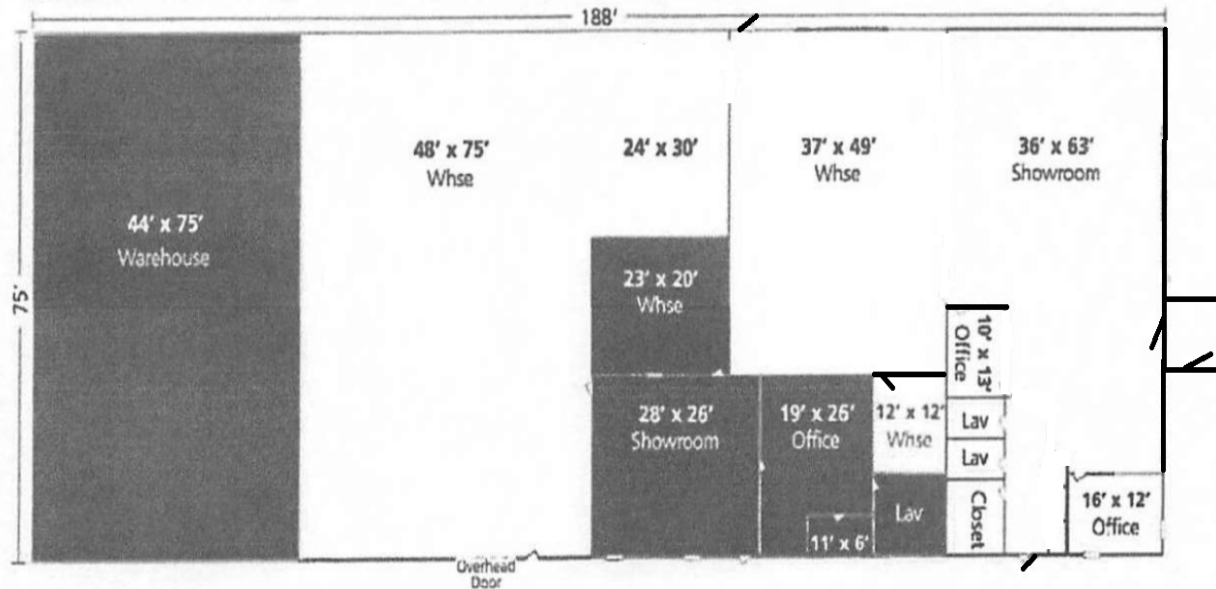
Operating Expense	\$2.41/psf
Building Size	16,300/sf
Space Available	8,977/sf
Lot Size	0.75
County	Stearns
PID	82.46709.0000
Taxes 2024	\$14,796.00
Zoning	I-1 Light Industrial
Tenant	Single
Floors	One (1)



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FLOOR PLAN

3000 1st Street South



Color Key

- AVAILABLE
- Auto Parts Headquarters

BUILDING AMENITIES

- * Showroom - Forced Air Furnace
- Warehouse - Reznor Heat
- * Electrical: 120/208 225 Amp / Two (2) Panels
- * (1) Overhead Drive-In Door 10' H x 11' W
- * Clear Height: 9' Drop Ceiling (Showroom), 12' Warehouse
- * Wet Interior Sprinkler System
- * 14 Parking Spaces

DRONE



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SHOWROOM



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WAREHOUSE



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INTERIOR/EXTERIOR



Conference Room



Breakroom



Exterior Drive-In Door



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