



INVESTMENT PROPERTY



Fully Leased

WAITE PARK INDUSTRIAL

2330 County Road 137, Waite Park, MN 56387

**54,320 SF
FOR SALE
FANTASTIC
WAREHOUSE IN
WEST ST. CLOUD
LOCATION**

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Commercial Equities Group
— Investment Real Estate Services

PROPERTY

ADDRESS: 2330 County Road 137
Waite Park, MN 56387

LOCATION HIGHLIGHTS:

- 2 miles from I-94 Love's Travel Stop exit
- Less than mile from Highways 23 and 15
- Next to Quarry Park and Nature Preserve on County Road 137
- Approximately 70 miles NW of the Twin Cities
- 3 miles from Crossroads Center and 6 miles from downtown St. Cloud and SCSU

SALE PRICE: \$3,195,000

2025 TAXES: Parcel 1: \$58,116 & Parcel 2: \$4,926

APN/PARCEL ID: 98.60665.0400 & 98.60665.0401

LEGAL DESCRIPTION: LOT 001 BLK 001 BACH ADDITION SECTION 19 TOWNSHIP 124 RANGE 028

COUNTY: Stearns

ZONING: I-1, Light Industrial

CLASS: 3A Industrial Land and Building

LOT AREA: 5.54 AC

BUILDING SIZE: 54,320 SF

CLEAR HEIGHT: 12-22 FT

LOADING: 5 exterior docks with levelers and 8 grade plus 2 infilled drive-in doors

PARKING: 60+

ELECTRICAL: Heavy power (3 phase 277/480), upgraded LED interior and exterior lighting

HVAC: Main building offices heated and cooled by HVAC systems and warehouses heated by unit heaters -- small outbuilding D is not heated

SAFETY: Fully sprinkled (wet and dry systems)

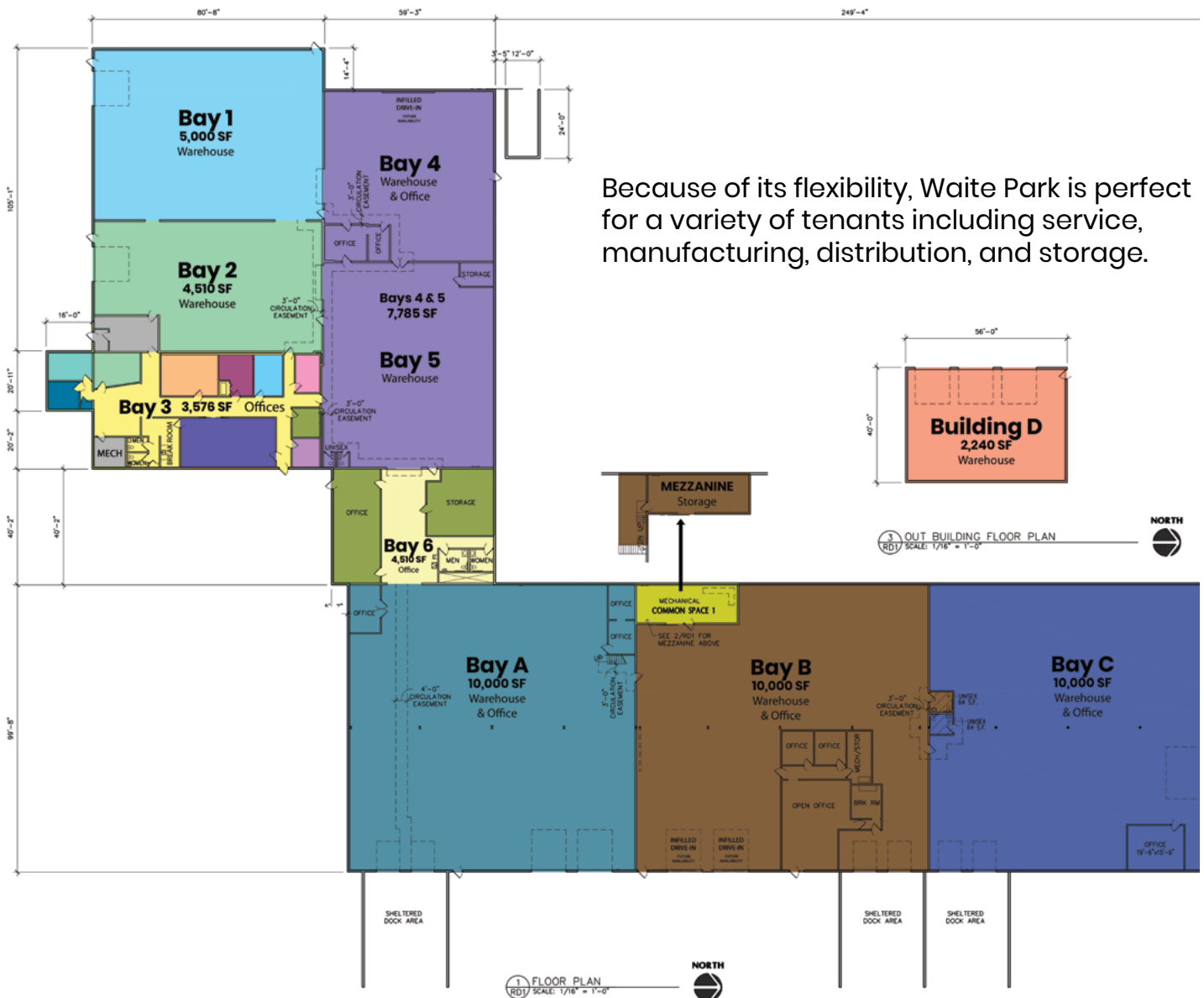
OUTDOOR STORAGE: 2+ acres of gated outdoor storage (trucks, equipment, lumber, etc.)



EASY ACCESS TO I-94

FLOOR PLAN

Waite Park Industrial offers tenants a variety of warehouse and office square footage, in addition to, gated outdoor storage on graveled 2+ acres. Buildings include contiguous bays, along with covered exterior docks, drive-in capabilities, and high bay windows. The property provides varied office configurations.



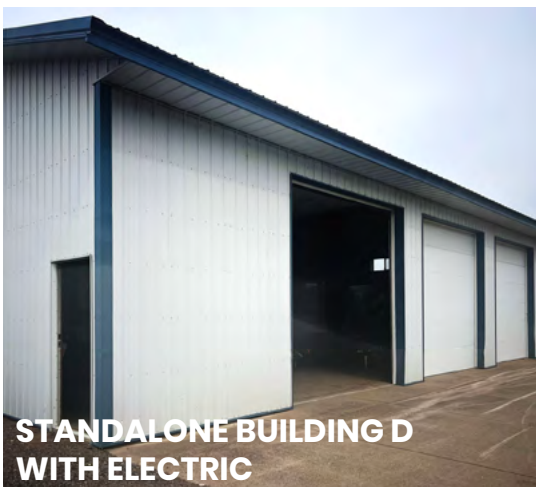
Because of its flexibility, Waite Park is perfect for a variety of tenants including service, manufacturing, distribution, and storage.

OFFERS A VARIETY OF LEASING SPACES



WELL-MAINTAINED SITE

PHOTOS



EXTERIOR



BAY B

INTERIOR



BAY 1



BAY A



BUILDING D



BAY 2



BAY 4

WAITE PARK

Waite Park, Minnesota, is located in Stearns County and is a western St. Cloud suburb.

Stearns County's population is approximately 161k, making it the eighth most populated county in the state.

Its economy employs 3.74k people out of population of around 8.3k.

The largest industries are health care & social assistance (825 people), manufacturing (683 people), and retail trade (464 people).

The highest paying industries are construction (\$65,438), professional, scientific, & technical services (\$59,491), and manufacturing (\$54,150).

According to the US Census Bureau, approximately 84.1% of residents aged 25 and older have a high school diploma or higher, while 17.6% hold a bachelor's degree or higher.

The largest share of Waite Park households have an income in the \$60k-\$75k range.

Important traffic corridors in the city for easy access include:

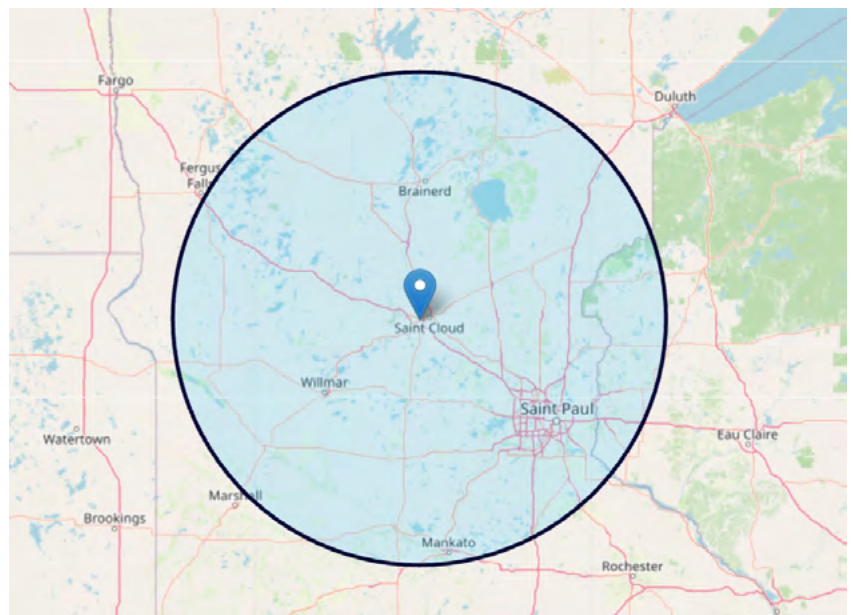
- Stearns County Road 75
- State Highway 23
- State Highway 15
- Interstate 94

MN cities within a 100 miles include:

Twin Cities metro, Brainerd, Mankato, Sartell, Rochester, Bloomington, and Faribault, Northfield, and more

Cities within 200 miles include:

Eau Claire and La Crosse, WI, Rochester, MN, and Fargo, ND



100 mile radius