

ST. CLOUD WAREHOUSE

3325 Southway Dr | Saint Cloud, MN 56301



FOR LEASE

6,000 SF Shop/Office



PROPERTY HIGHLIGHTS

- Close proximity to I-94
- 12' tall x 10' wide overhead doors
- Loading dock
- New parking lot
- Heated warehouse
- 3 offices and restroom

LEASE OPTIONS

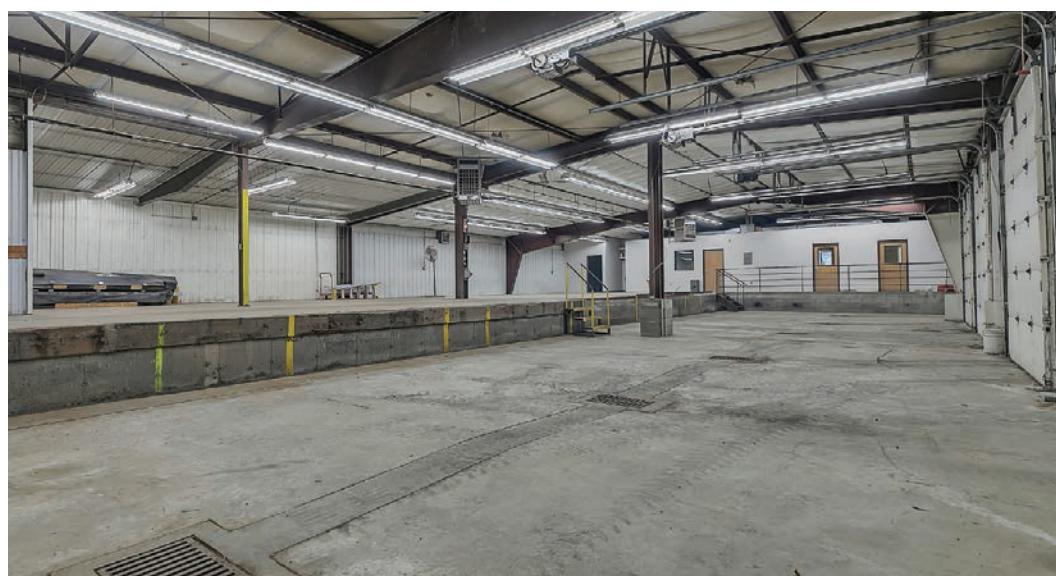
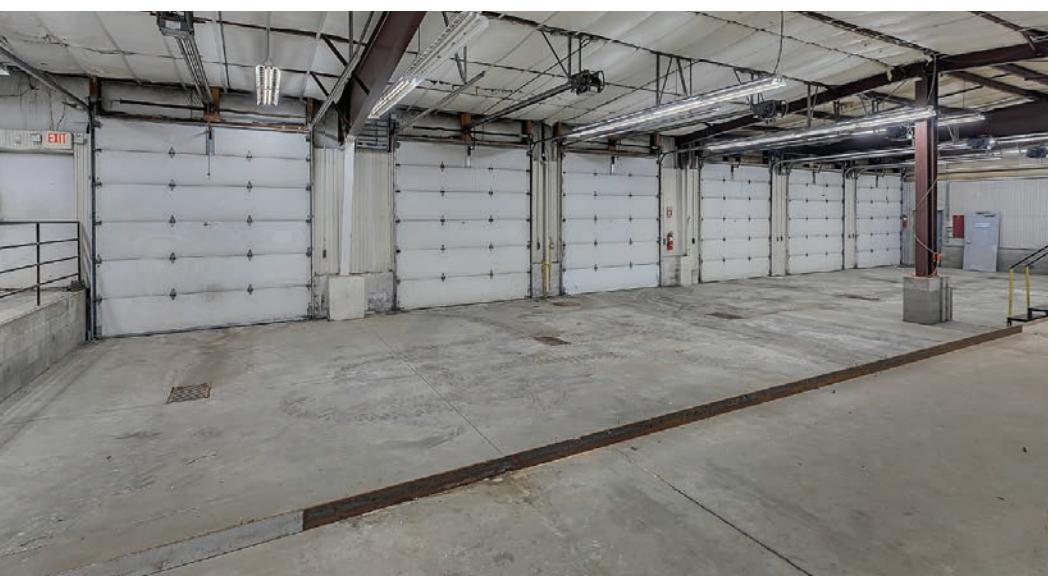
- Short Term Lease Option (Month-to-Month with 60 day notice to terminate lease)
- First and last month's rent and security deposit (equal to monthly rent) due at signing
- 1 Bay: \$795/mo Full Service Gross (dependent on use) with access to loading dock
- 2 Bays: \$1395.00/mo Full Service Gross (dependent on use) with access to loading dock
- 2 Bays with Office: \$1,650/mo. Full Service Gross (dependent on use) with access to loading dock
- 3 Bays: \$1,950/mo Full Service Gross (dependent on use) with access to loading dock
- 3 Bays with Office: \$2,200/mo Full Service Gross (dependent on use) with access to loading dock
- Entire building and premise: \$3,000/mo NNN
- Removal of raised flooring available for additional monthly cost and minimum 3-year Lease agreement





FOR LEASE | 6,000 SF

3325 Southway Dr | Saint Cloud, MN 56301



CONTACT

320.257.5400

RICEPROPERTIES.COM

BEN COPPERTHITE

Rice Real Estate Broker | 612.242.4869

Ben.Copperthite@riceproperties.com



FOR LEASE 6,000 SF

3325 Southway Dr | Saint Cloud, MN 56301

SITE LOCATION

Aerial View

