

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





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CONTACT

320.257.5400
RICEPROPERTIES.COM

BEN COPPERTHITE

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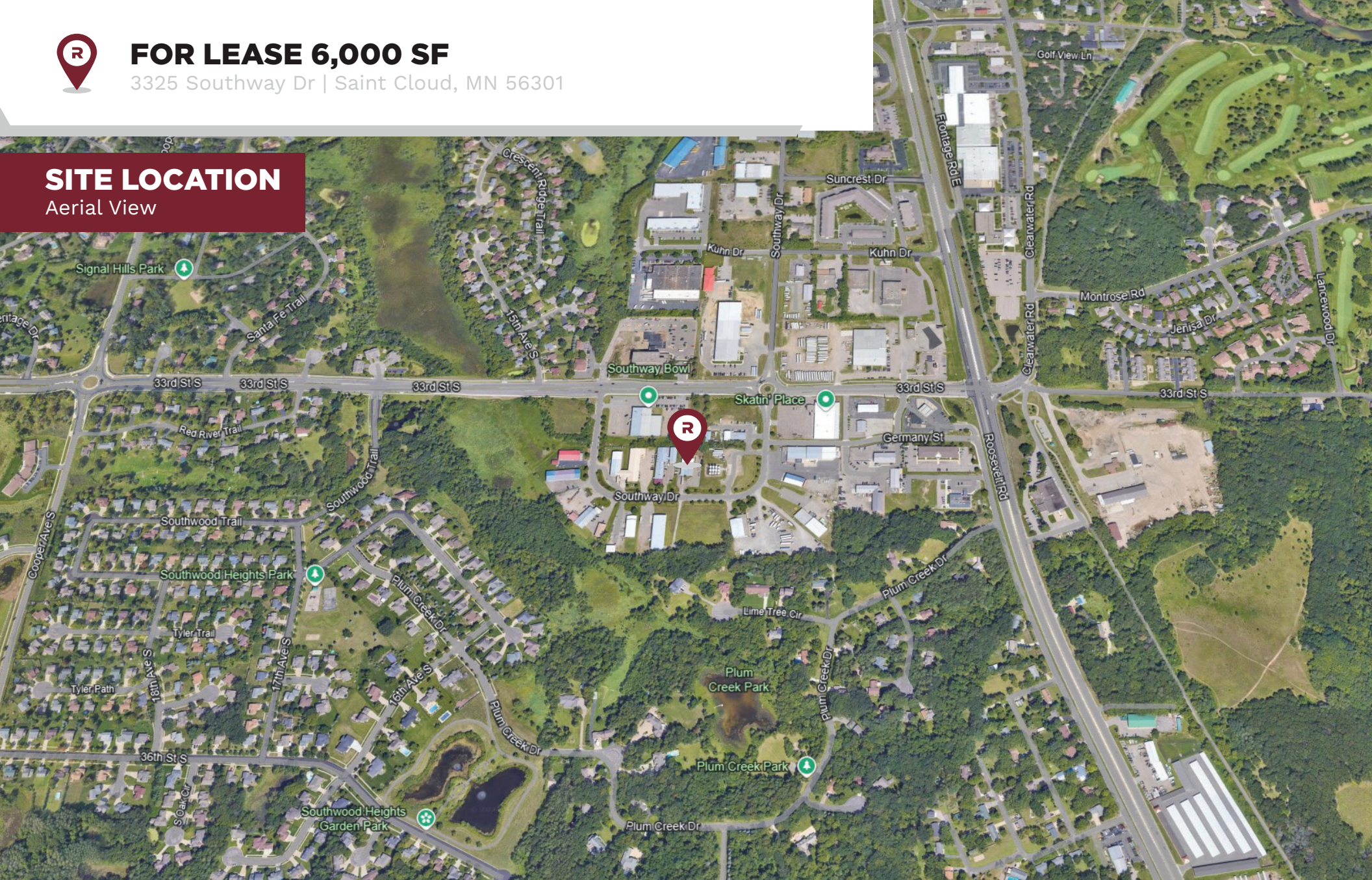


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SITE LOCATION

Aerial View



RICE
REAL ESTATE
SERVICES

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