



*Available For Lease*  
**7402 Ridgewood Rd**  
**St Cloud, MN 56303**



# Industrial Park

## Site Plan

### **Building 1: 48,000 SF (Partially Leased)**

- Six dock-high doors and three drive-in doors
- Shared common-area restrooms, including a shower
- Includes both office and shop space

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### **Building 2: 11,000 SF (Partially Leased)**

- One dock door and three drive-in doors
- Front 5,000 SF is heated

### **Building 3: 18,340 SF (Available Now)**

- Two dock doors and two drive-in doors
- 26' clear height

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### **Building 4: 16,000 SF (Partially Leased)**

- Eight dock doors and one drive-in door
- Includes 384 SF of office and 2,160 SF of insulated storage

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### **Building 5: 30,000 SF (Available Now)**

- Three dock doors and one drive-in door



# Property Summary

The Ridgewood Road Industrial Park (7402 Ridgewood Rd), located in St. Cloud, MN, offers convenient access to I-94 and is just a short drive from the Twin Cities region. The site spans 43 acres and consists of multiple buildings totaling 123,340 SF, with clear heights up to 26'. The property includes nineteen (19) dock doors and seven (7) grade-level doors to accommodate a variety of industrial uses. Please contact the listing brokers for details on available units for immediate occupancy.



# Property Summary

**Address** - 7402 Ridgewood Rd St Cloud, MN 56303

**Type** - For Lease

**Total SF** - 123,340

**Acreage** - 43.0

**Year Built/Renovated** - 2003

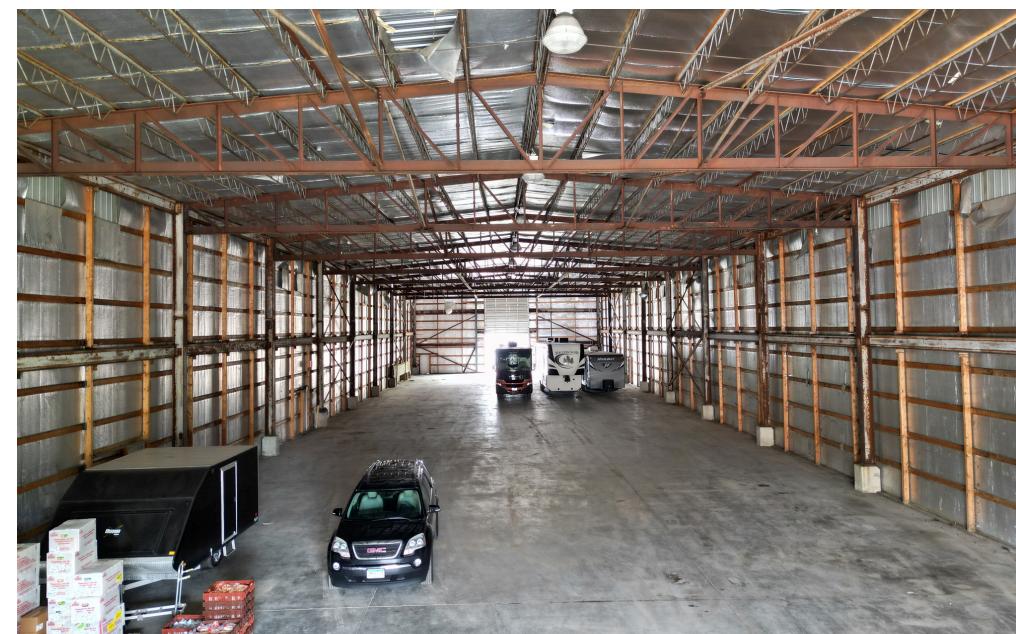
**Drive-ins** - 7

**Dock Doors** - 19

**Clear Height** - 26'

**Zoning** - Industrial







# Prime Industrial Location - St. Cloud, MN

7402 Ridgewood Road is strategically positioned within St. Cloud's established industrial and distribution corridor, offering efficient connectivity to the region's primary transportation routes. The site benefits from quick access to MN-23, US-10, and I-94, enabling strong regional reach throughout Central Minnesota and direct routes toward the Twin Cities metro. Located in close proximity to St. Cloud's key industrial parks, major employers, and logistics networks, the property is well-suited for warehousing, light manufacturing, service operations, and distribution. Nearby commercial corridors and residential areas also support robust labor accessibility.

## Distances

MN-23: 1.0 Mile

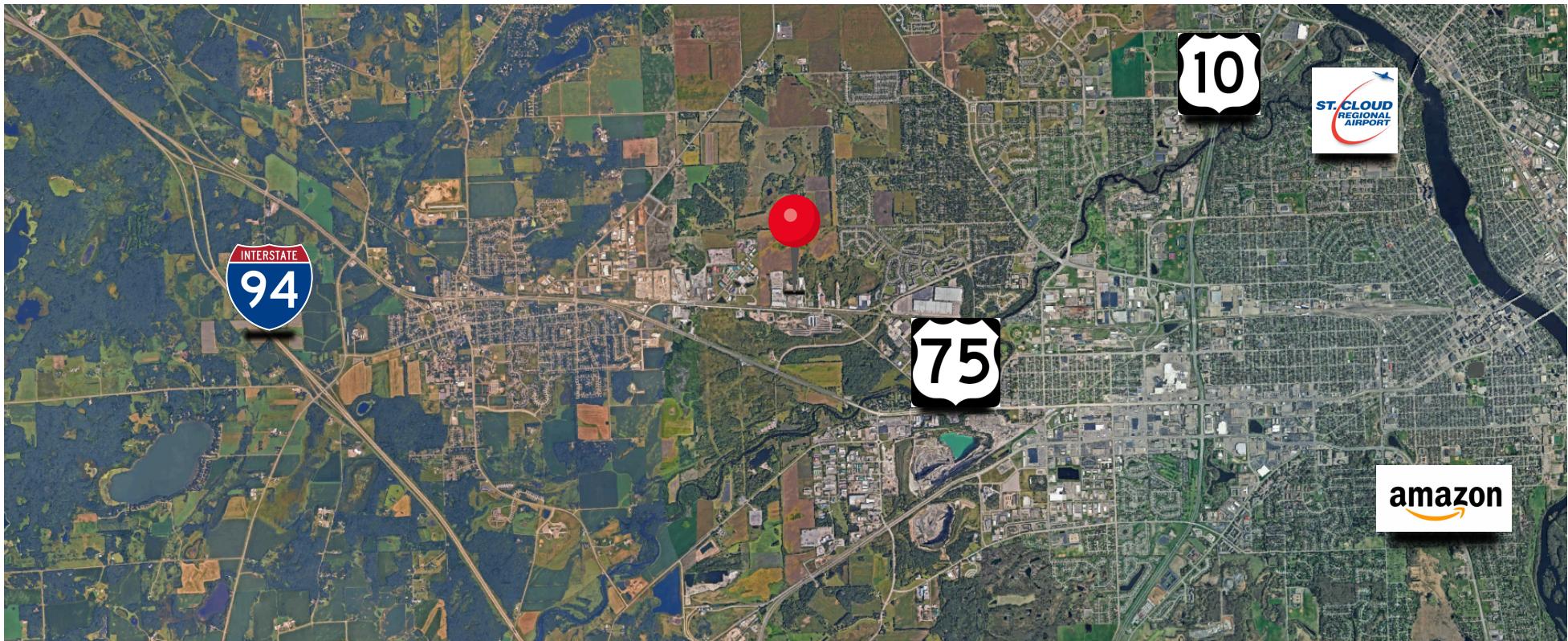
US-10: 4.6 Miles

I-94: 4.2 Miles

Downtown St. Cloud: 4.1 Miles

St. Cloud Regional Airport (STC): 8.5 Miles

Amazon Delivery Station: 5.2 Miles





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