

C-5 HIGHWAY COMMERCIAL BIG BOX



OFFERING SUMMARY

SALE PRICE:	\$10,000,000
BUILDING SIZE:	218,554 SF

BUILDING AREA BREAKDOWN

RETAIL/SHOWROOM SPACE	130,294 SF
WAREHOUSE/SHOP SPACE	77,845 SF
MAIN FLOOR AREA	208,139 SF
STORAGE MEZZANINE SPACE	10,415 SF
GROSS BUILDING AREA	218,554 SF

PROPERTY DESCRIPTION

218,554 square foot C-5 Highway Commercial building located on a 593,403 square foot site (13.62 acres). Property conveniently positioned In St. Cloud on Highway 15, providing easy access to US10 and I94.

PROPERTY HIGHLIGHTS

- Block/stucco construction built in 1995; addition completed in 2000
- Superior visibility
- Ample parking
- Showroom ceiling height of 17'9, warehouse ceiling height of 33'.
- Flat roof with corrugated metal deck and rubber membrane.
- Steel frame
- One story plus mezzanine
- Forced air HVAC units for the current retail/showroom
- Tubular heat in the warehouse
- 3 dock height doors with levelers
- Two drive in bays, one with 2 doors and one with 4 doors 14'Tx12'W (drive-in bays have load levelers).

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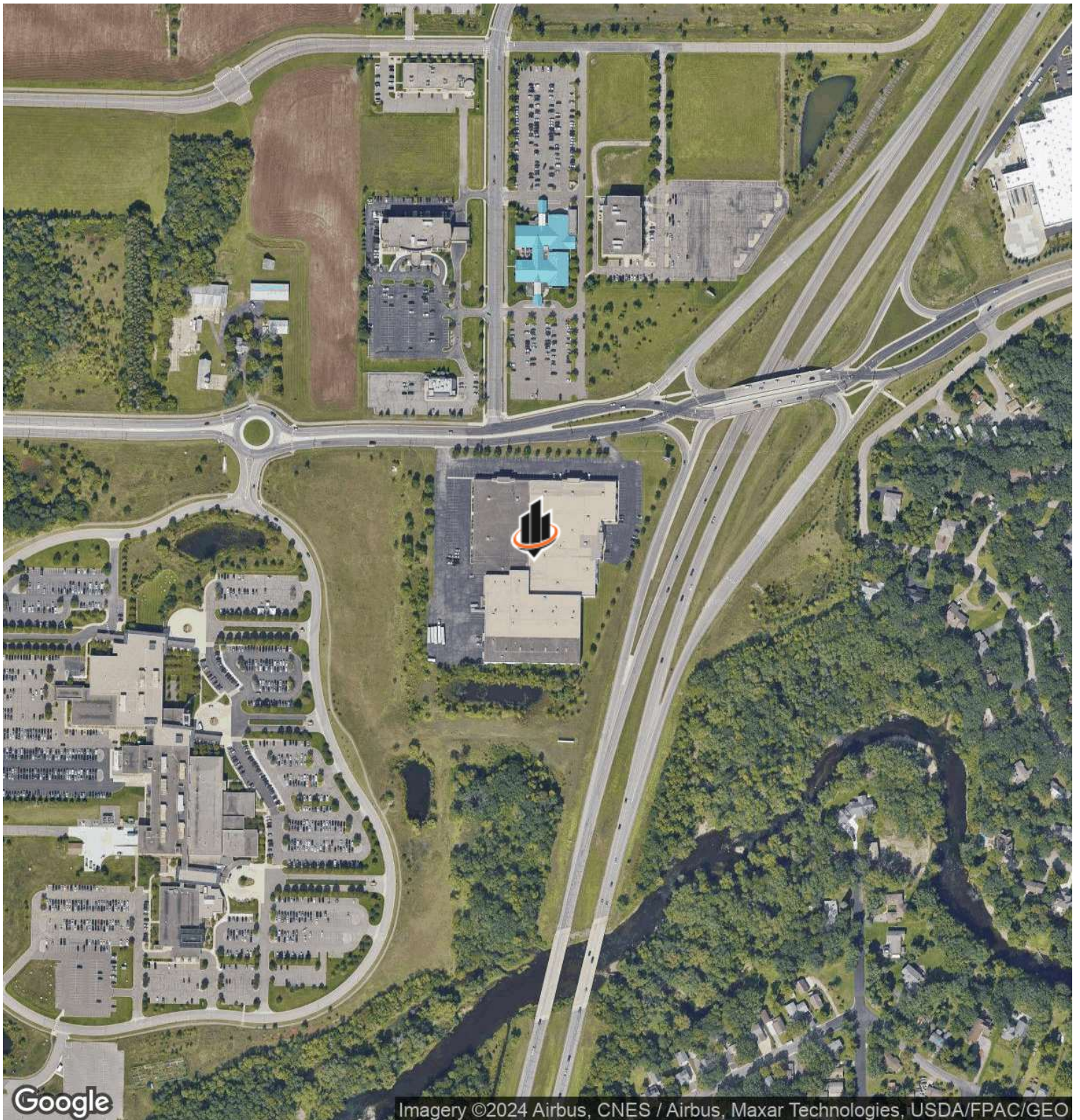
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LOCATION MAP



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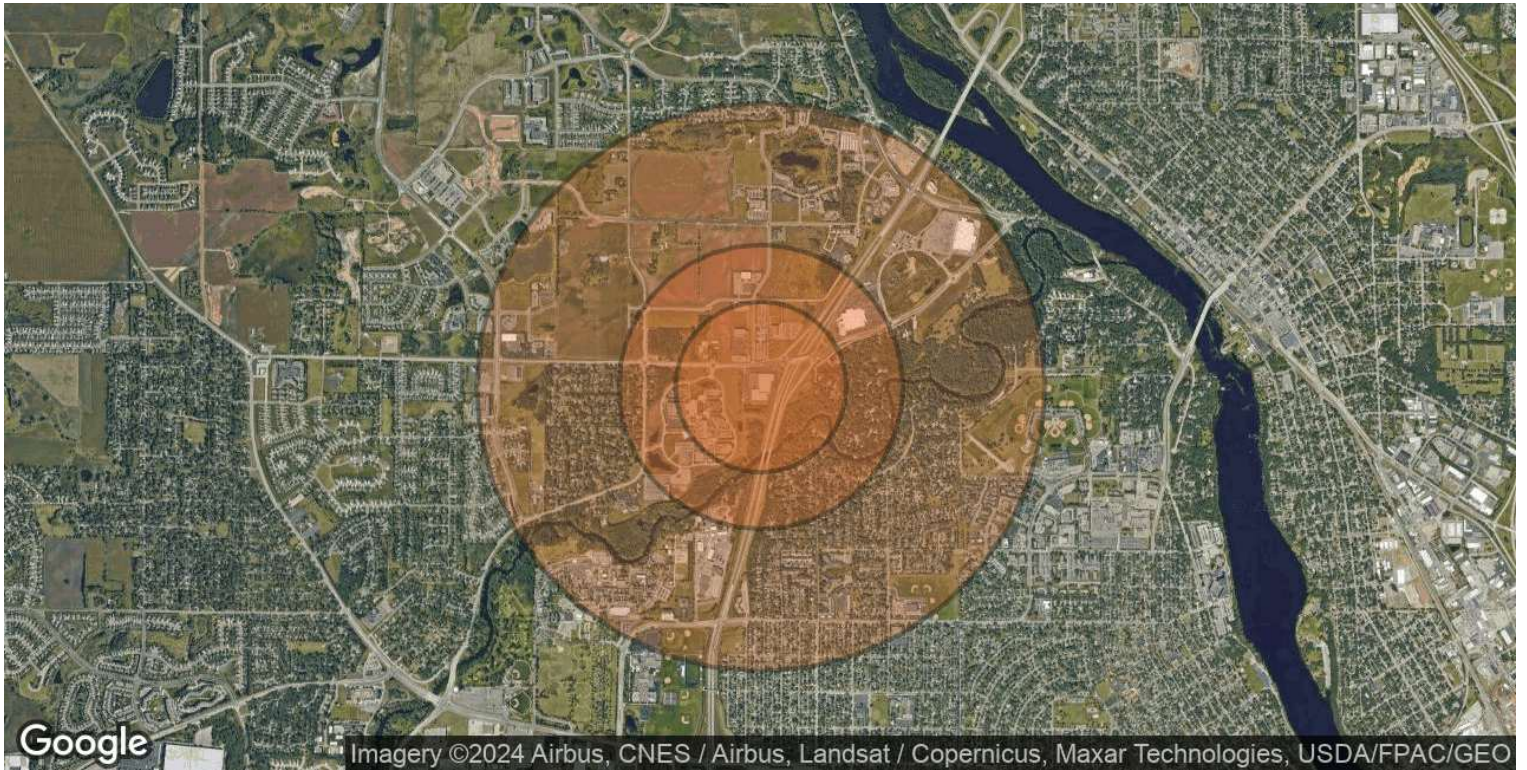
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	71	688	4,784
AVERAGE AGE	47	45	43
AVERAGE AGE (MALE)	46	46	43
AVERAGE AGE (FEMALE)	48	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	32	292	2,046
# OF PERSONS PER HH	2.2	2.4	2.3
AVERAGE HH INCOME	\$101,459	\$81,164	\$81,431
AVERAGE HOUSE VALUE	\$291,070	\$257,206	\$253,408

Demographics data derived from AlphaMap

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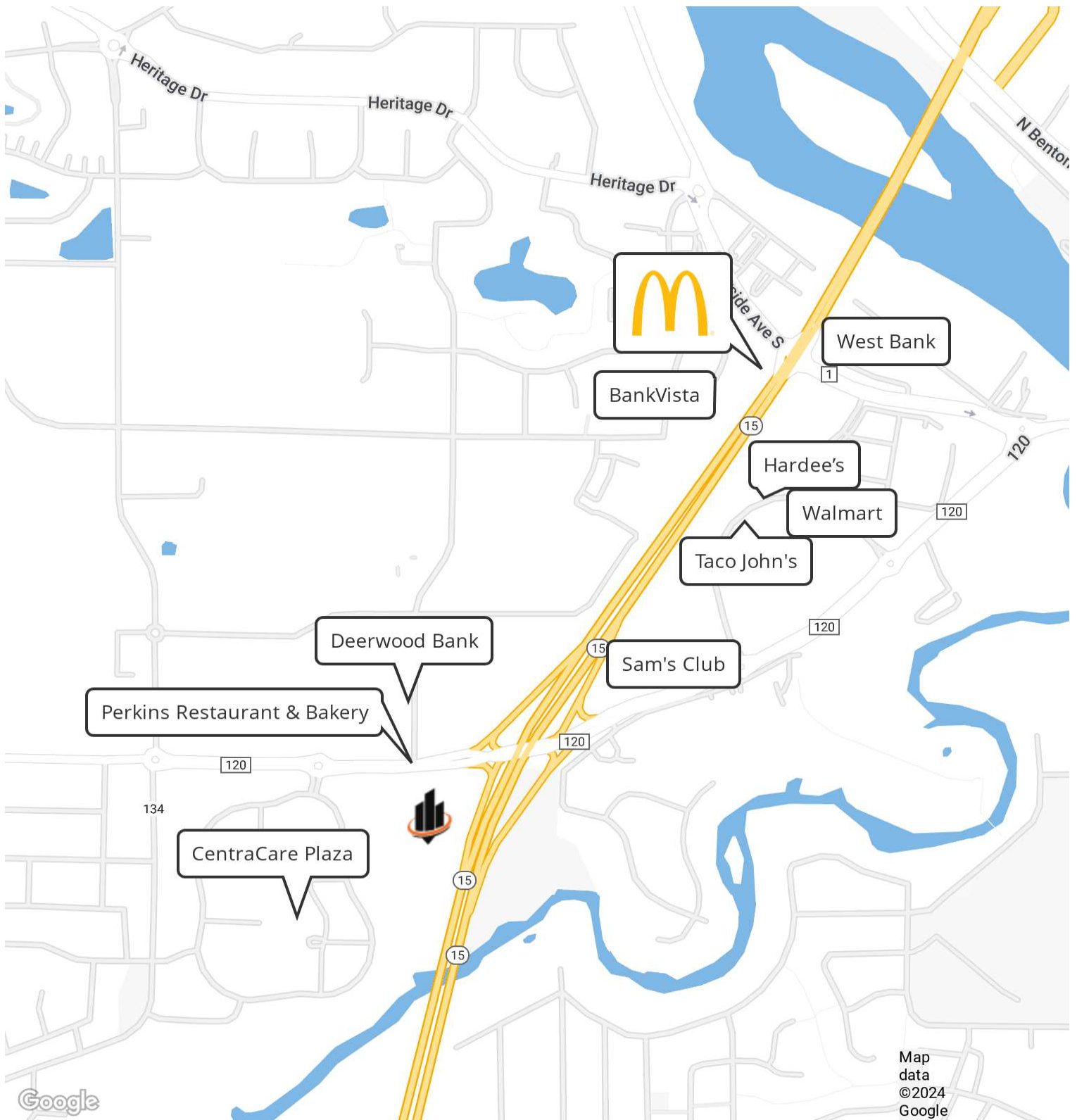
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RETAILER MAP



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