

STERLING PONDS INDUSTRIAL

3405 CASEY ST | RIVER FALLS, WI

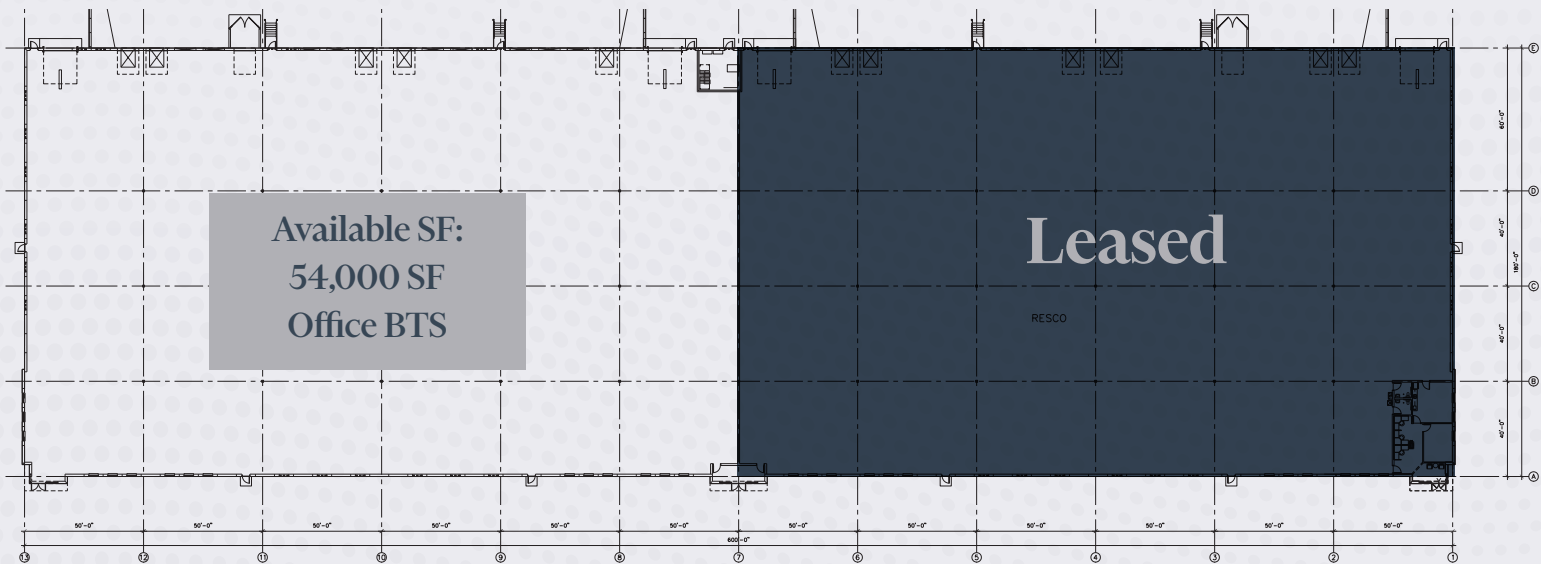
CBRE

54,000 SF
[DIVISIBLE TO 18,000 SF]
AVAILABLE FOR LEASE



PROPERTY SPECIFICATIONS

Location	3405 Casey Street River Falls, WI 54022		
Total Building	108,000 SF	Sprinkler	ESFR
Available SF	54,000 SF (divisible to 18,000 SF)	Bays	9,000 SF
Office SF	BTS	Bay Depth	180'
Clear Height	28'	Power	480 volt / 3Phase
Loading	5 docks (with levelers) 2 drive-ins	Parking	160 spaces (1.51/1,000)
Column Spacing	40' x 50'	Truck Court	120' deep
Building Dimensions	180' x 600'	Rental Rates	Negotiable
Site Size	9.08 acres	2025 Est. Tax/CAM	\$1.11 PSF (not fully assessed)



SITE



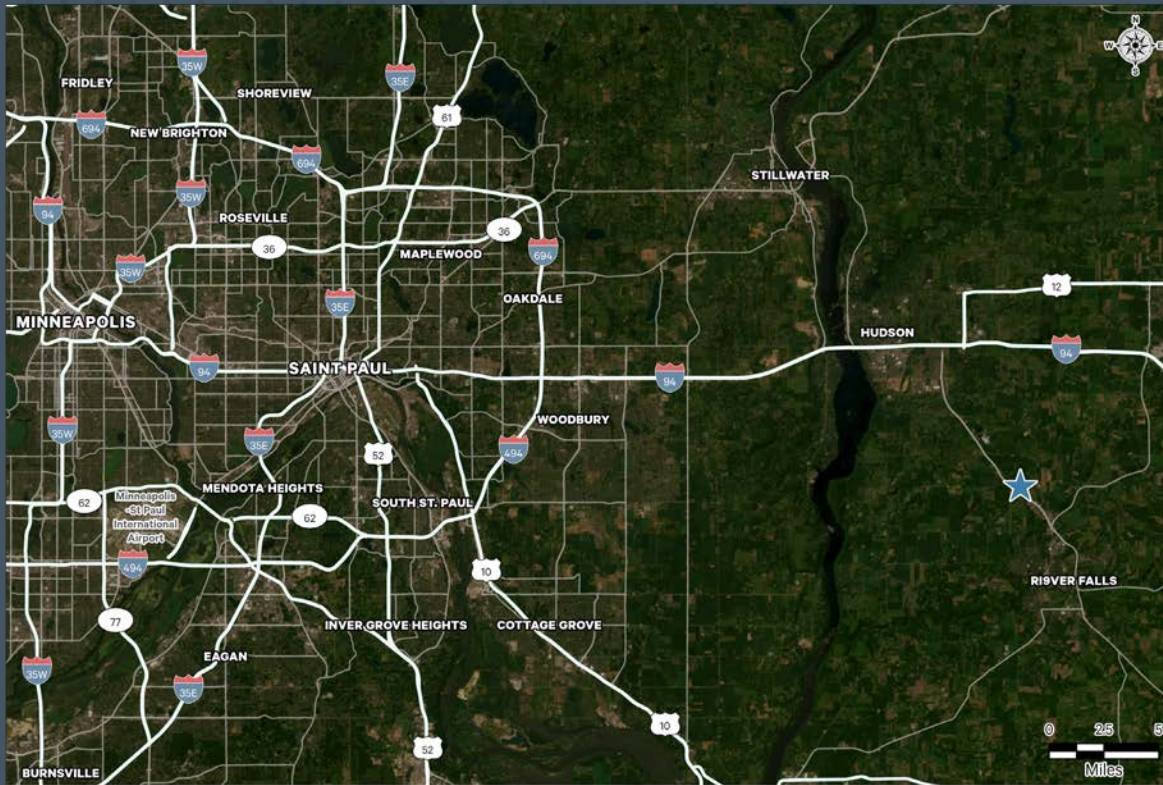
LOCATION MAP

Hudson
5 miles

Minnesota Border
9 miles

Intersection of I-94 & I-494
19 miles

MSP Airport
34 miles



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BRUCE CARLAND
+1 612 336 4207
bruce.carland@cbre.com

BRYAN VAN HOOFF
+1 952 924 4624
bryan.vanhoof@cbre.com

JEFF PRZYTARSKI
+1 952 924 4895
jeff.przytarski@cbre.com

SAM MANKE
+1 763 398 9047
sam.manke@cbre.com

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