



## 2629 Clearwater Rd

2629 Clearwater Rd, Saint Cloud, MN 56301

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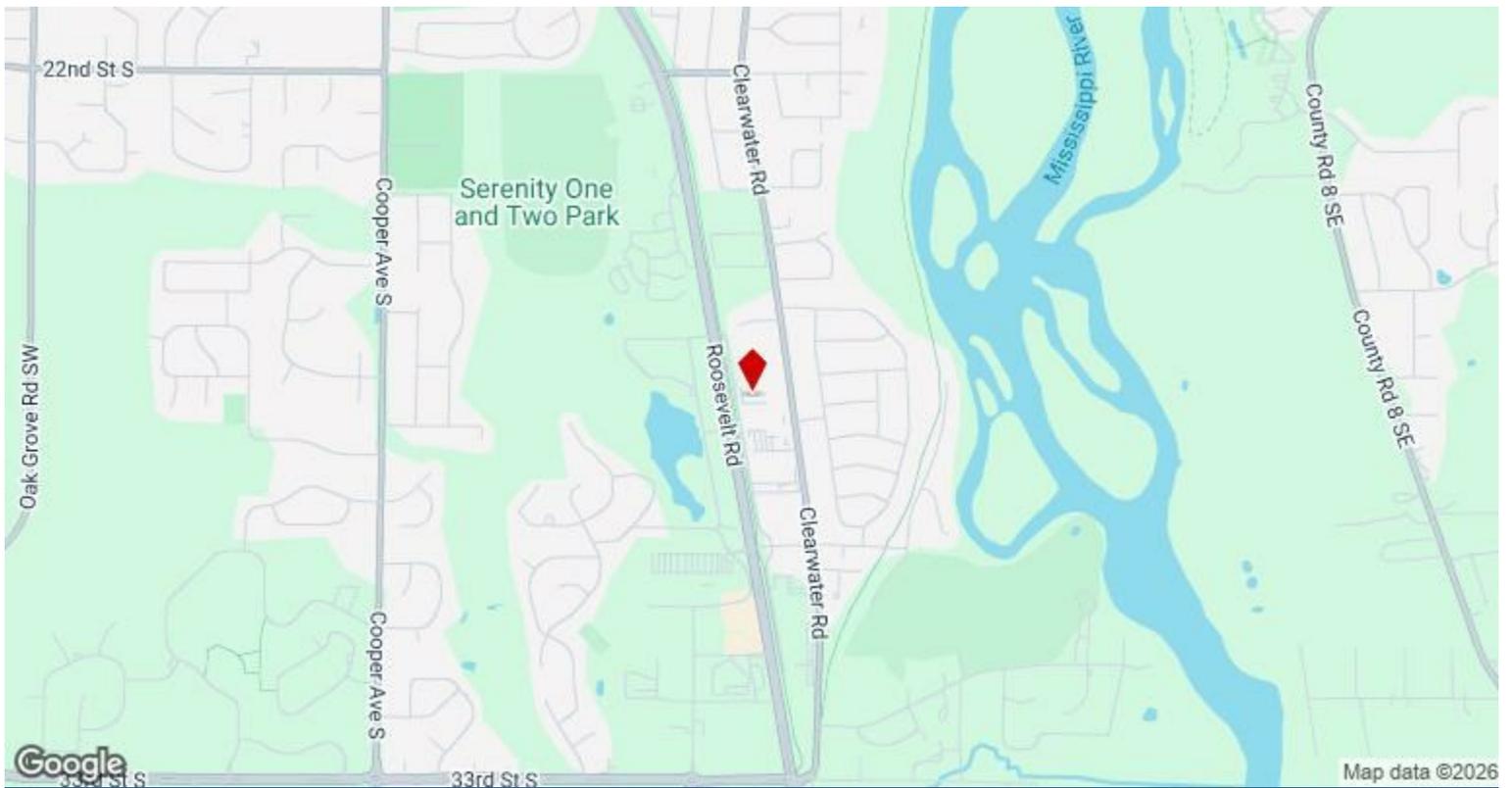
\$1,700,000

Discover an exceptional opportunity for a growing business with over 17,000 square feet of office and warehouse space. The property features 12 overhead doors ranging from 8 to 16 feet, with the majority being 12 and 14 feet, allowing for versatile loading and shipping capabilities. A detached mezzanine measuring 152 by 24 feet provides additional storage and parking options. Inside, the office areas include a spacious retail area ideal for showcasing products or welcoming clients, along with two conference rooms, nine private offices, and three bathrooms. This property offers the perfect setup for an expanding business seeking a seamless blend of functionality and growth potential...

- Great Retail/Showroom Space to Showcase Products
- Shelving/Racking Included
- Compressed Air Throughout
- 1-Mile from Interstate-94, Great Access to Highway Travel



Price:	\$1,700,000
Property Type:	Industrial
Property Subtype:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.55 AC
Gross Building Area:	17,706 SF
Rentable Building Area:	17,706 SF
No. Stories:	1
Year Built:	1968
Tenancy:	Single
Parking Ratio:	1.69/1,000 SF
Clear Ceiling Height:	18 FT
No. Drive In / Grade-Level Doors:	25
Zoning Description:	Industrial



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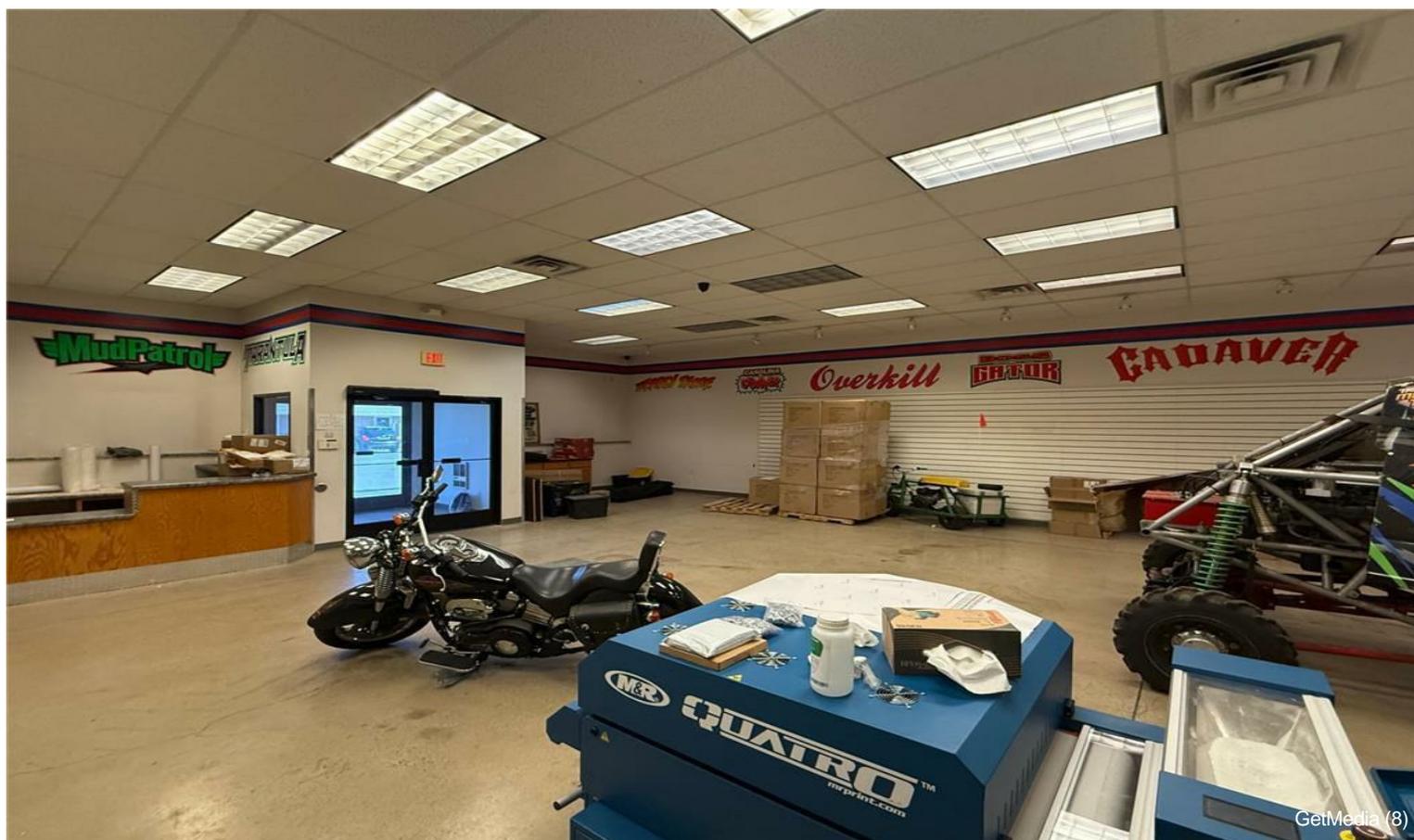
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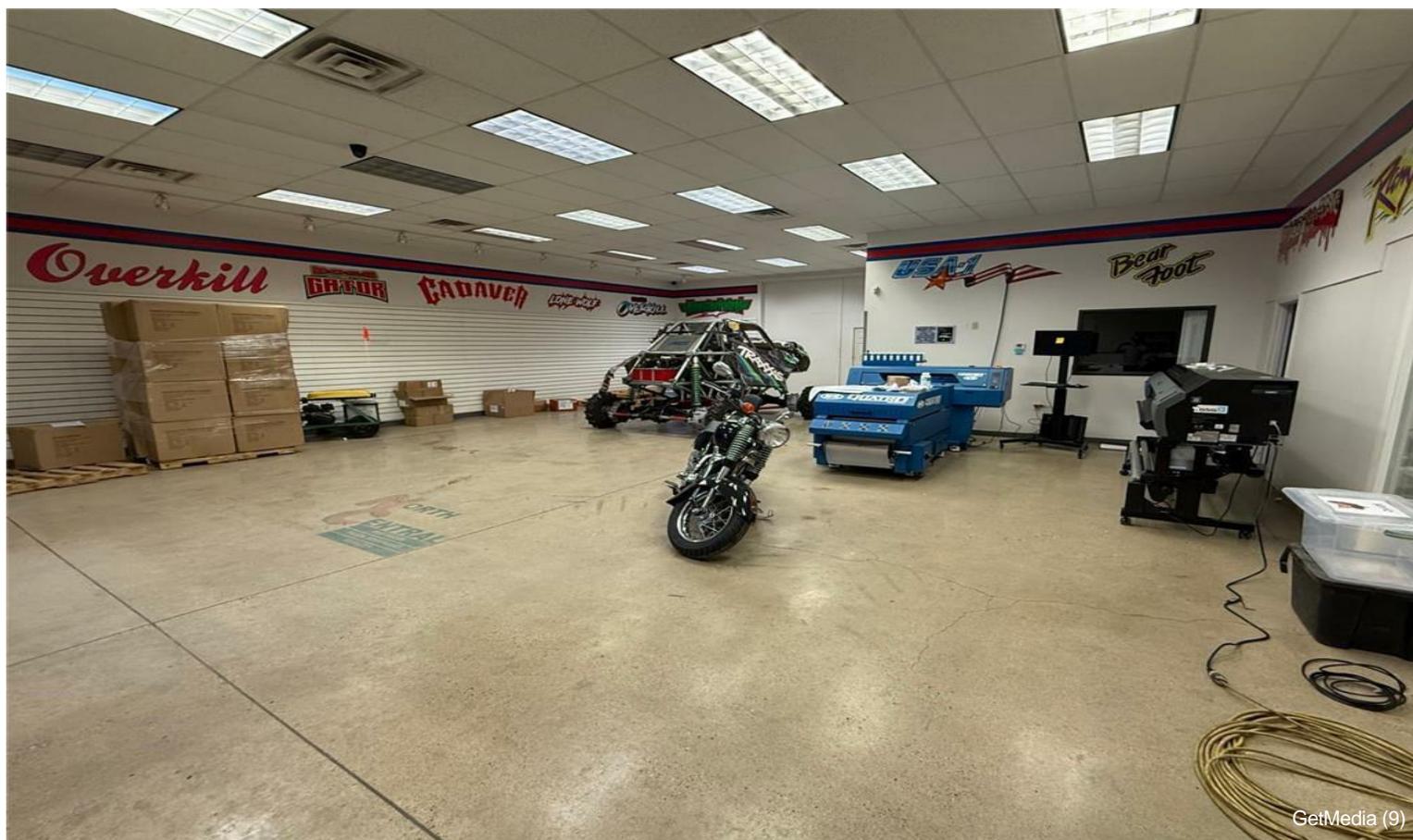


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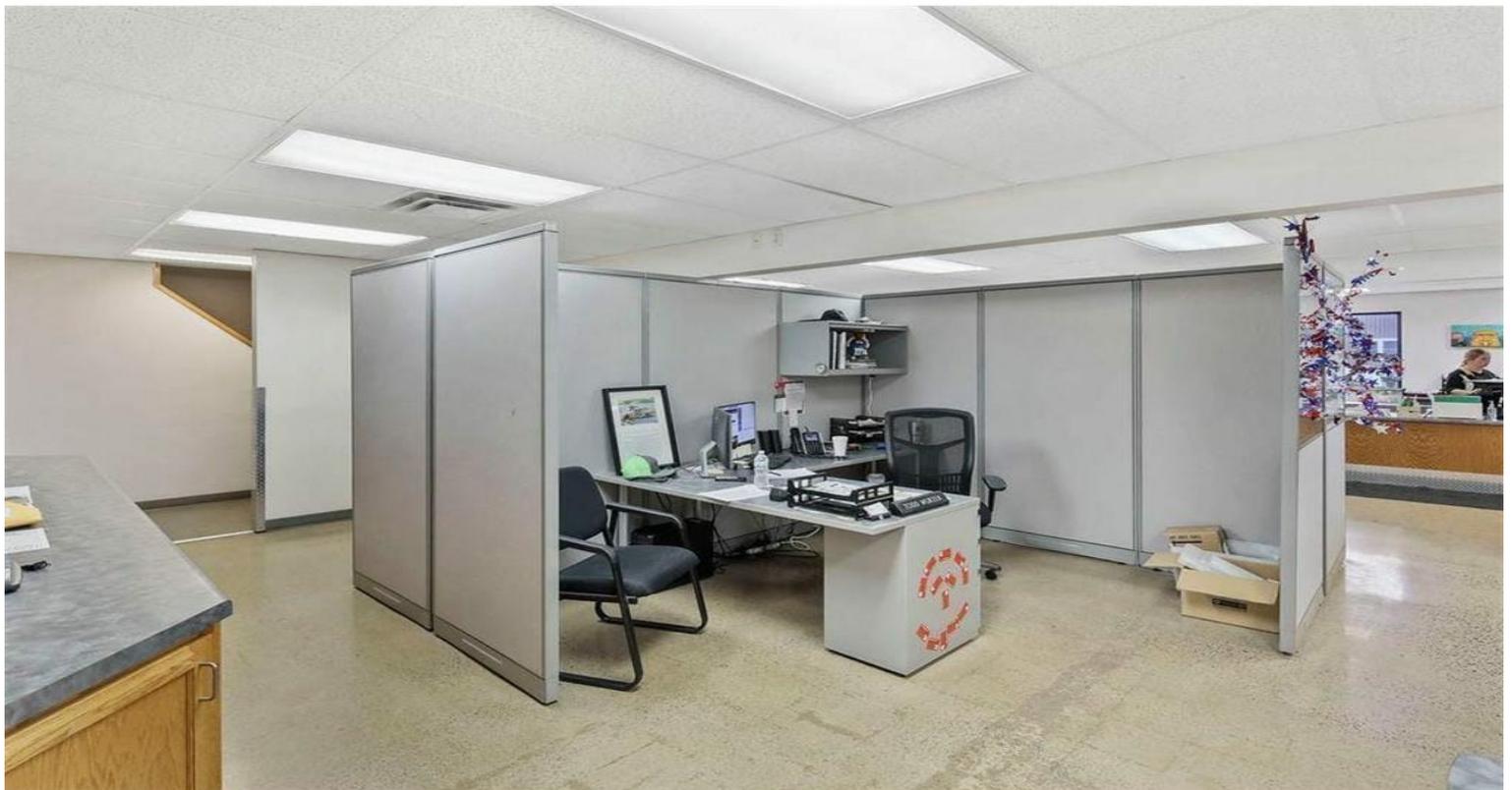


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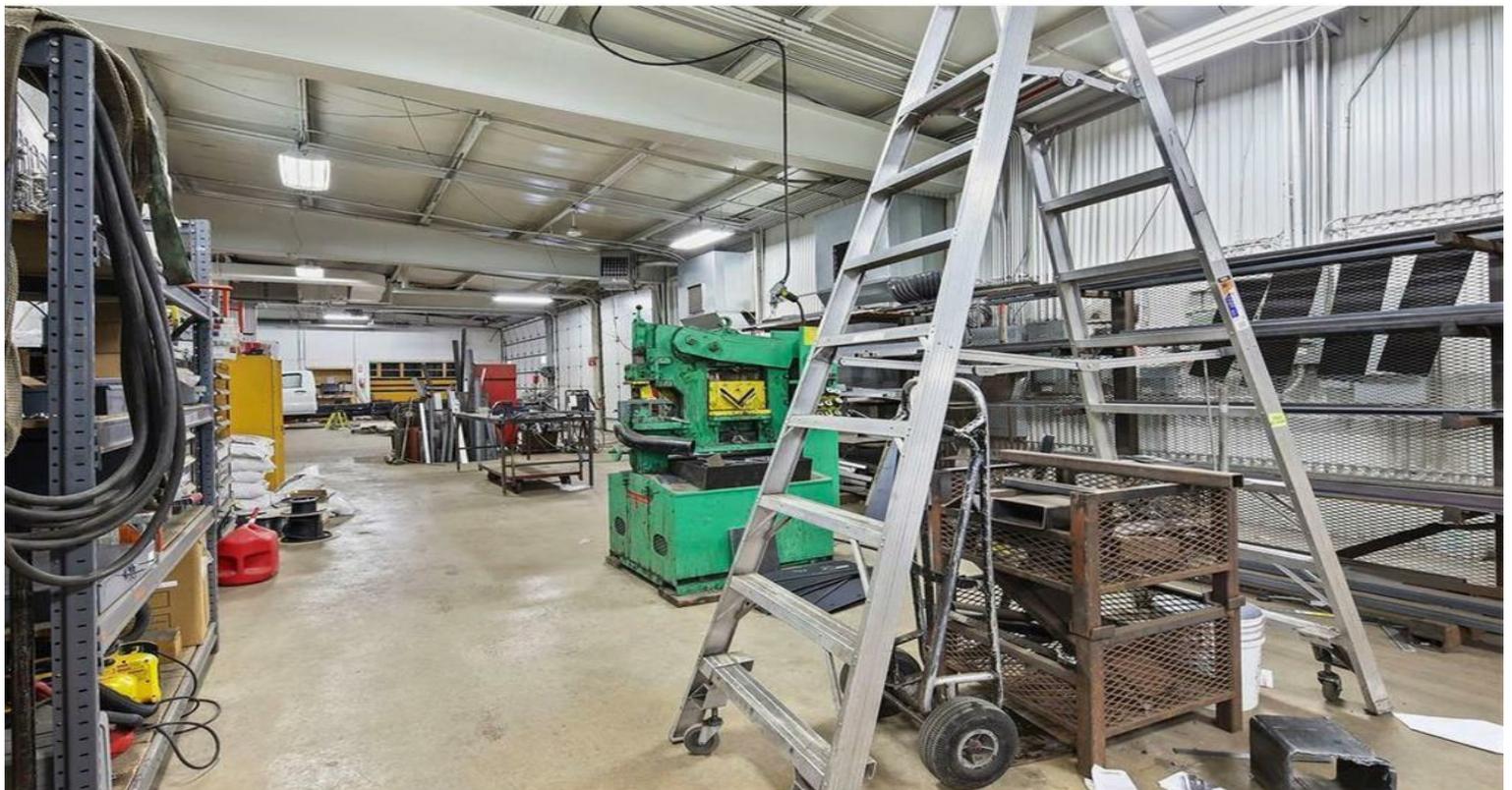
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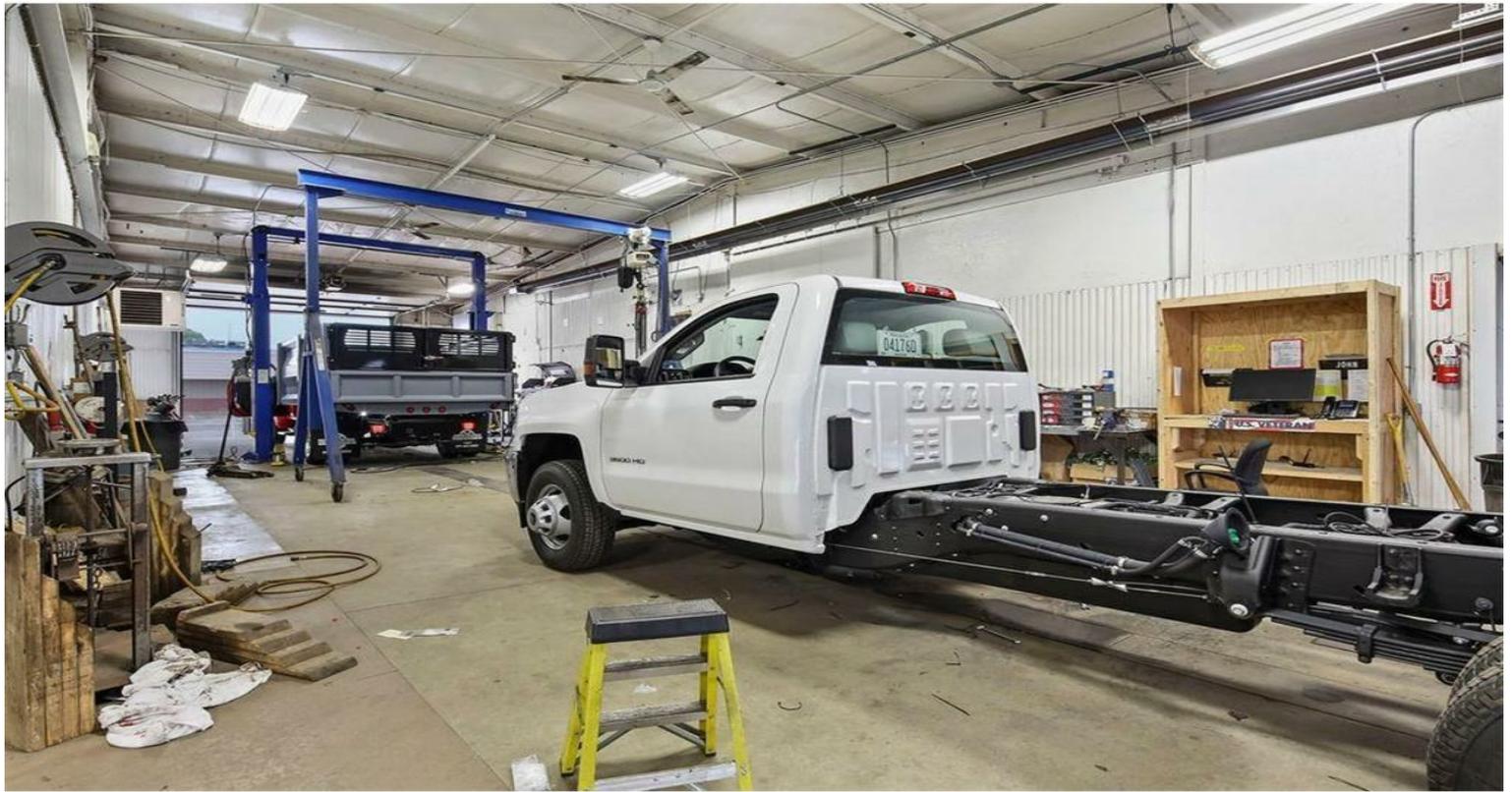
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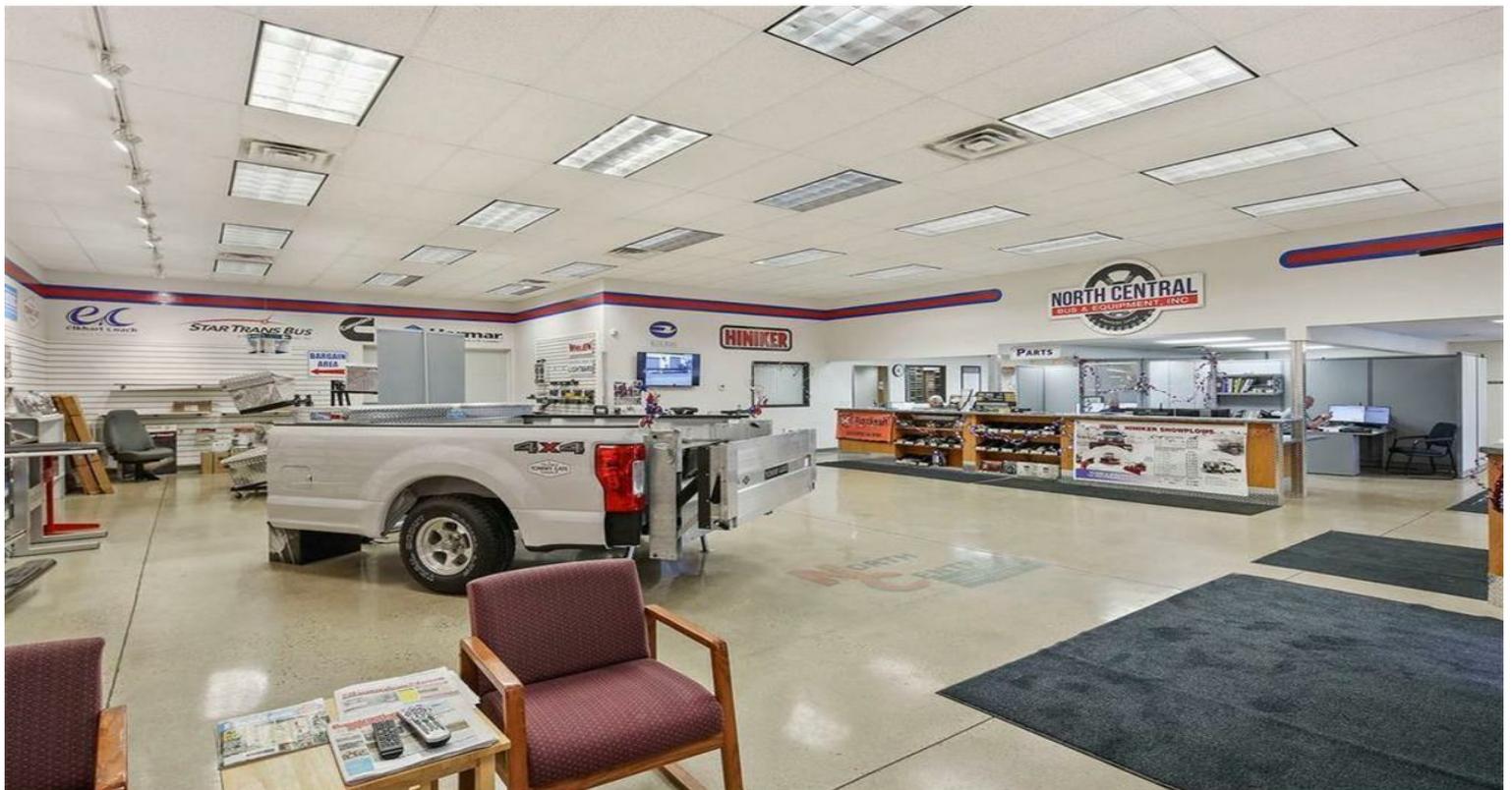
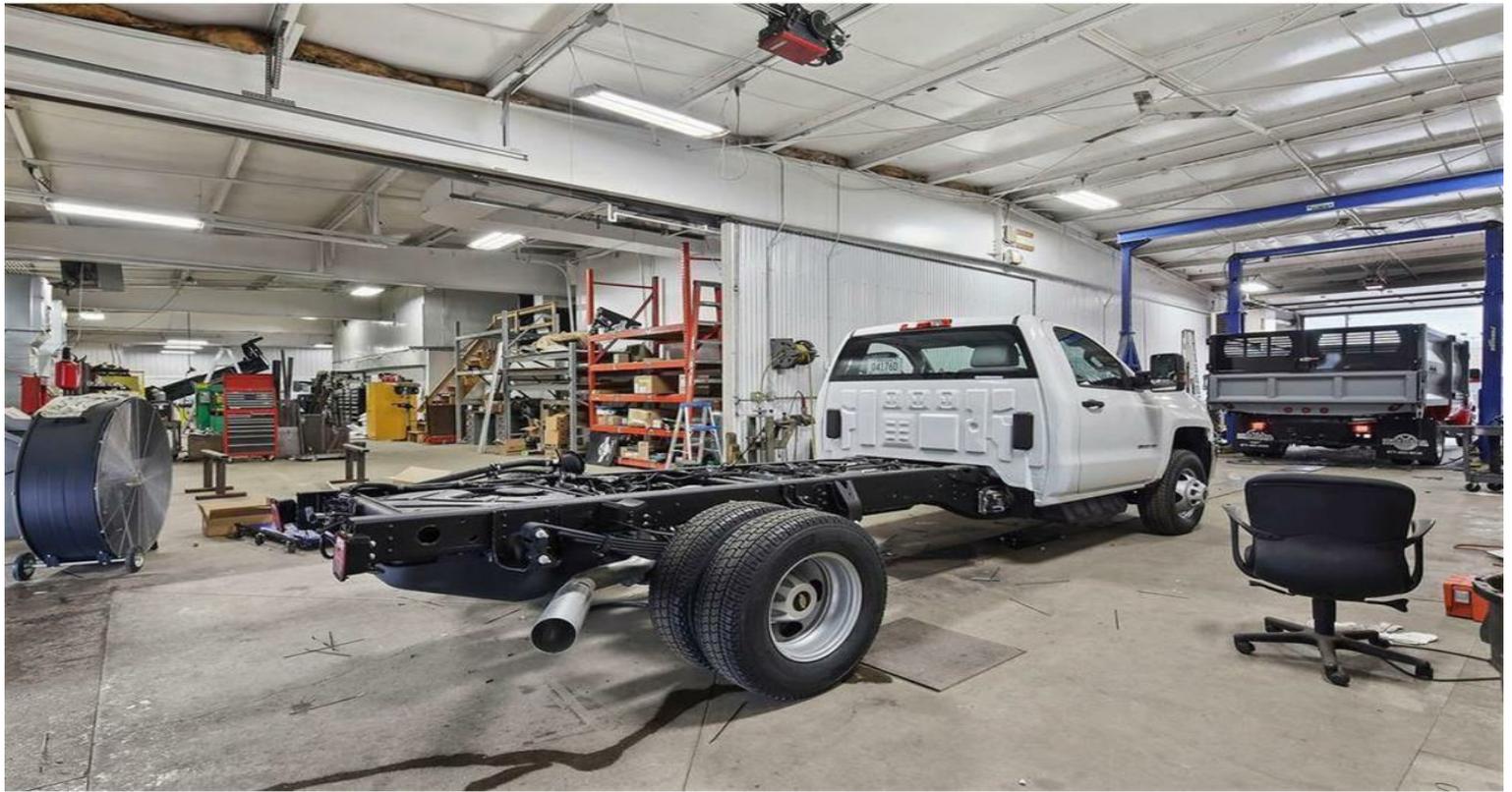
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