

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6.00 SF/yr (NNN)
BUILDING SIZE:	11,383 SF
AVAILABLE SF:	5,503 - 11,383 SF
ZONING:	C - 3 Commercial

PROPERTY OVERVIEW

Warehouse conveniently located right off of Highway 23 in St. Cloud, MN; 22,769 Average Annual Daily Traffic (2021). Property is located less than 2 miles from US-10. Total square footage available is approximately 11,383 square feet.

PROPERTY HIGHLIGHTS

- 3 exterior overhead doors (2- 18' wide by 14' tall and 1- 12' wide by 9' tall)
- 1 loading dock
- 1 interior overhead door measuring 14'x14'
- 14' clear heights
- Small mezzanine office
- Ample yard space
- 2 bays measuring 60'x98' & 60'x84'

MARIA BERDAN

O: 320.493.1723

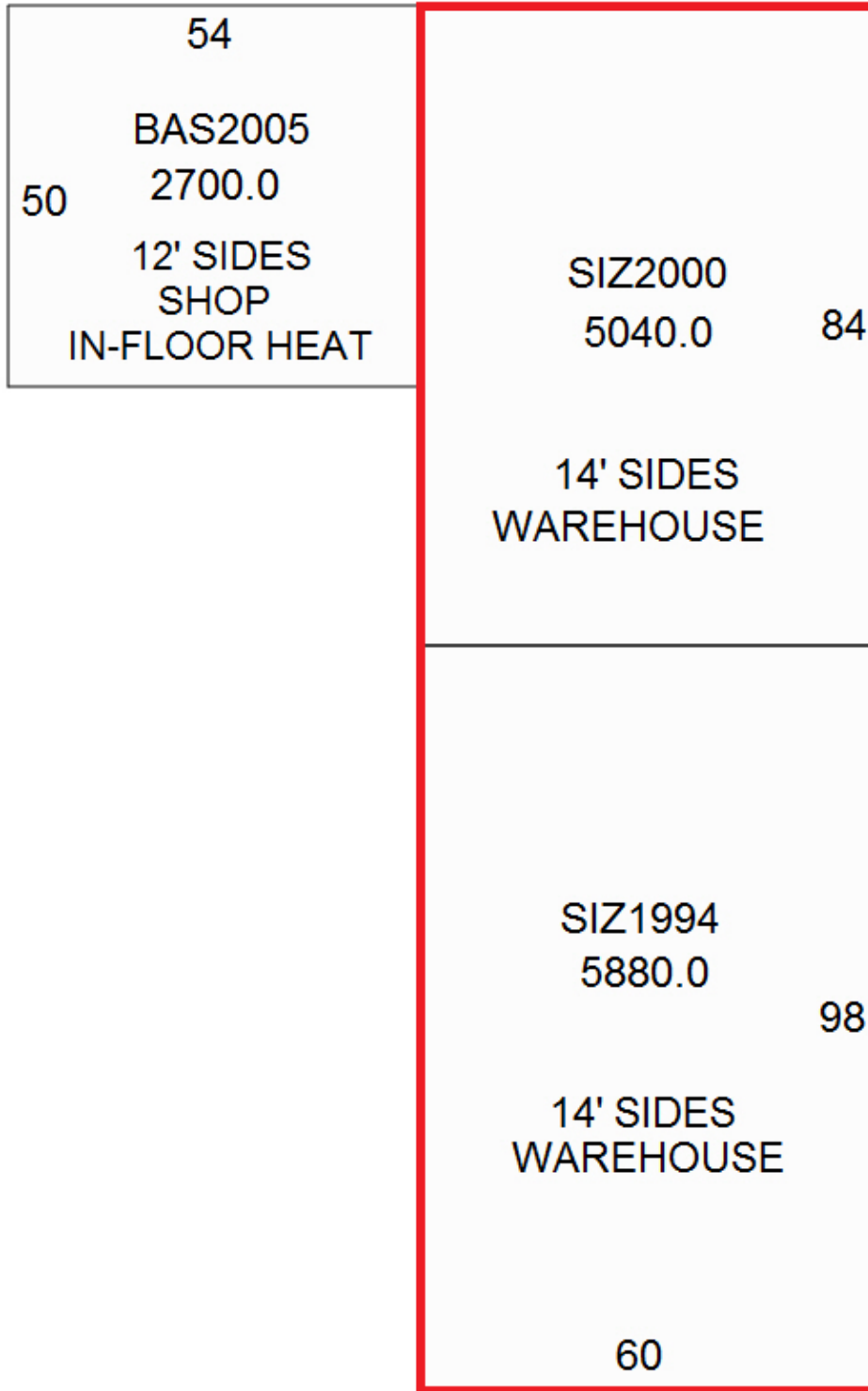
maria.berdan@svn.com

STEVE FENEIS

O: 320.420.2837

steve.feneis@svn.com

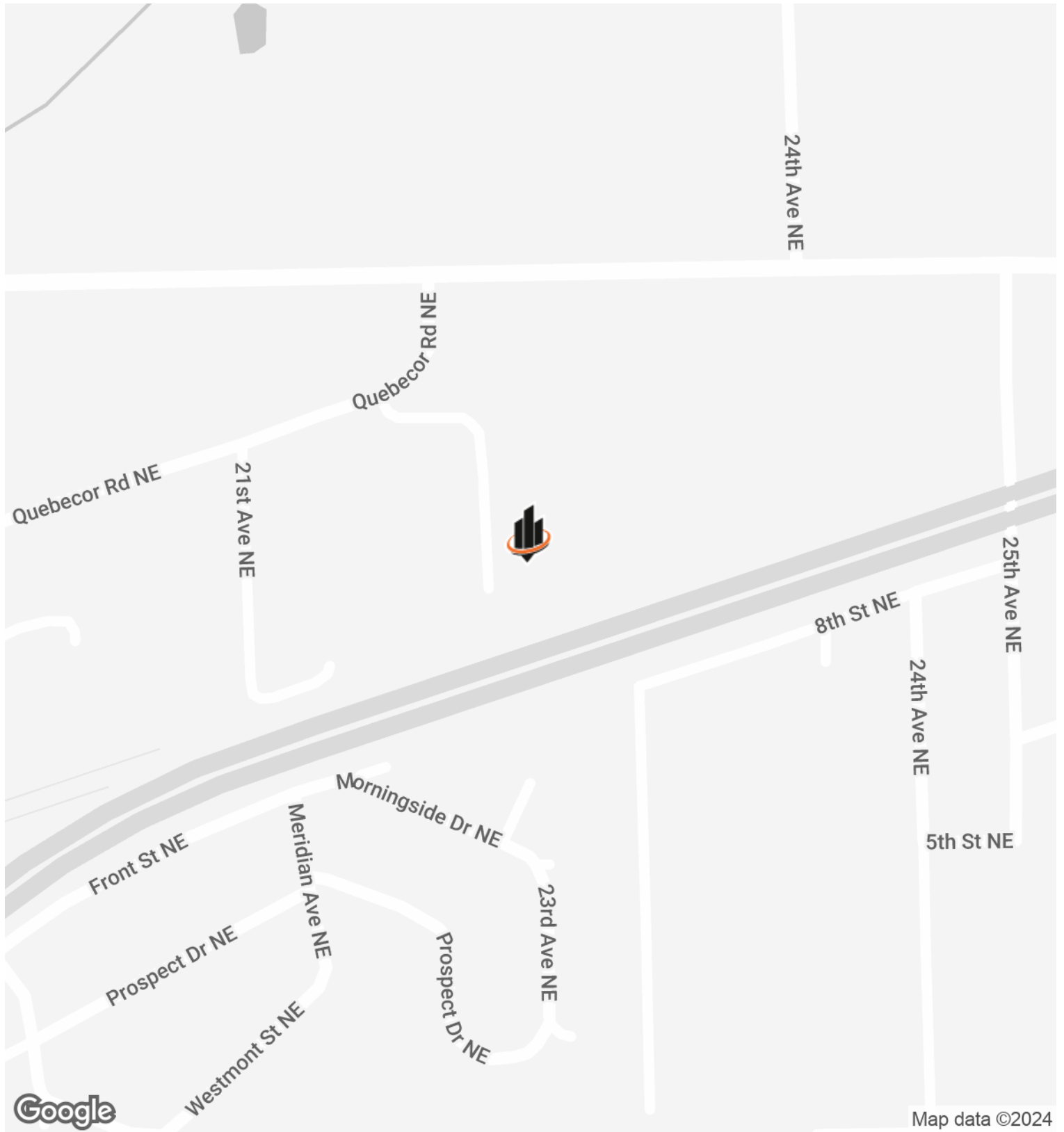
ADDITIONAL PHOTOS



MARIA BERDAN
O: 320.493.1723
maria.berdan@svn.com

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LOCATION MAP



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