

PROPOSAL

Bradbury Stamm Building

23823 67TH AVENUE

Saint Cloud, MN 56301

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 SF/yr (NNN)
BUILDING SIZE:	20,340 SF
AVAILABLE SF:	9,420 SF
LOT SIZE:	3.49 Acres
YEAR BUILT:	2006
RENOVATED:	2009
ZONING:	Industrial
TRAFFIC COUNT:	2,950
APN:	81.43180.0301

PROPERTY OVERVIEW

Step into 9,420 sq. ft. of versatile space in a modern 20,276 sq. ft. building, perfectly located in St. Cloud, MN—just 2 miles from I-94 and one block off Highway 15. Built in 2006 and updated in 2009, this northside space offers 1,620 sq. ft. of office area and 7,800 sq. ft. of heated warehouse space. With two dock doors, four 12' drive-in doors, and four 14'x14' drive-in doors, it's designed for easy truck access and maximum flexibility.

LOCATION

- Directions: I-94 to MN-15 South, continue for 2 miles, right onto County Rd 47, left onto 67th Avenue, destination on the right.
- Prime Multi-Tenant Flex Building just 2 miles from I-94 in St. Cloud, MN, near busy Highway 15. With over 10,400 vehicles daily on Highway 15 and 3,000+ on County Road 47, this location offers excellent visibility and accessibility for your business.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 9,420 square feet available for lease.
- 7,800 square feet of heated warehouse space.
- 1,620 square feet of office space.
- Located 2 miles from Interstate 94 in St. Cloud, MN.
- One block from Highway 15.
- Warehouse includes 4 drive-in doors (12').
- 4 drive-in doors (14'x14') allowing trucks to pull through.
- 2 dock doors.
- Total building size: 20,276 square feet.
- Suite 102 layout: Five offices, breakroom, conference room, and restrooms.
- 16' clear ceiling height with in-floor drain in heated warehouse.
- Parking lot recently upgraded, exterior lighting switched to LED.
- Potential to fence part of the lot for secure outdoor storage.
- Lawn area maintained with exterior sprinkler system.
- Estimated 2024 Operating Expenses: \$3.25 per square foot.
- Tenant responsible for utilities, janitorial, and telecommunications.
- Originally constructed in 2006, renovated in 2009.
- Available immediately.
- Directions: I-94 to MN-15 South, continue for 2 miles, right onto County Rd 47, left onto 67th Avenue, destination on the right.

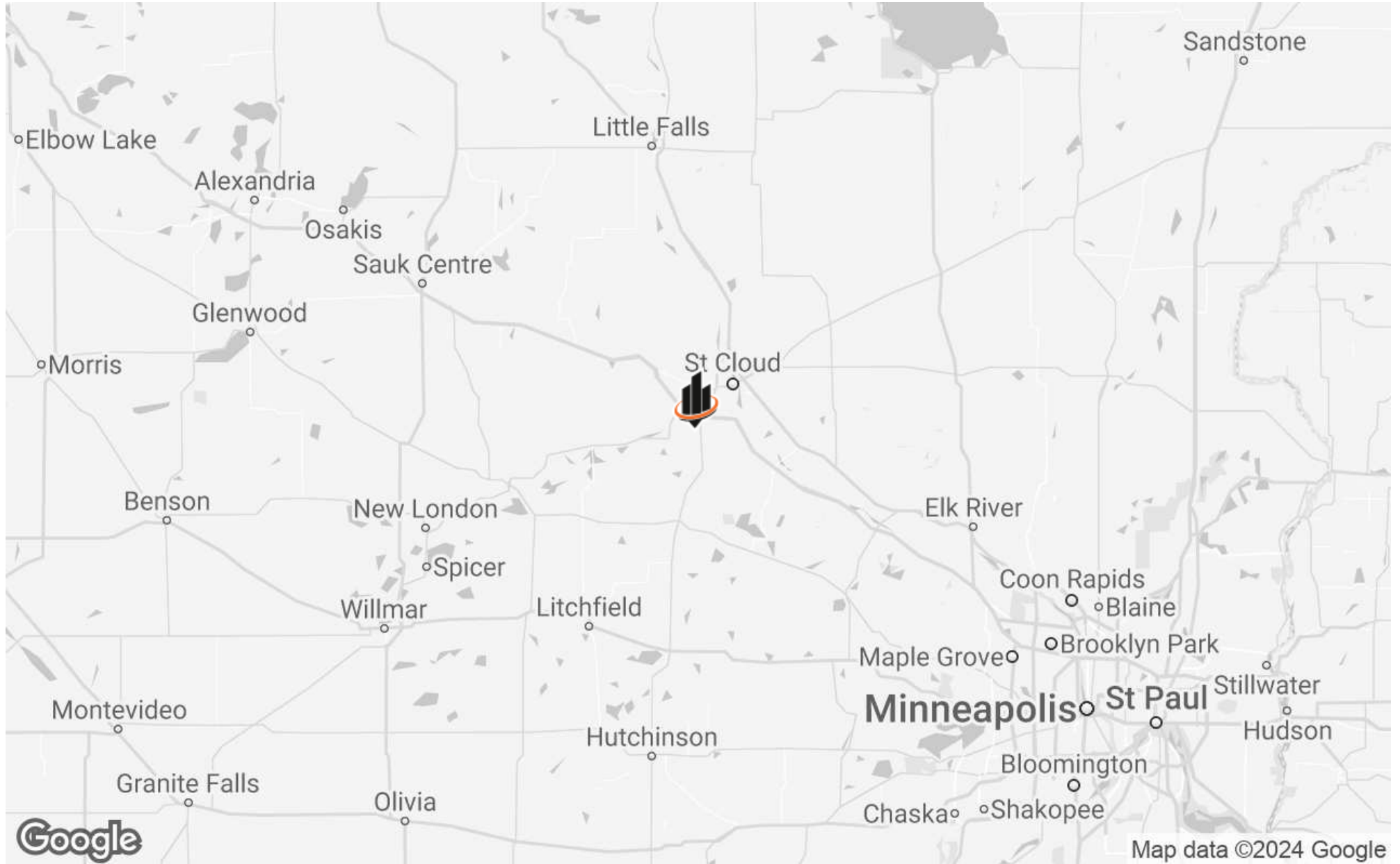
ADDITIONAL PHOTOS



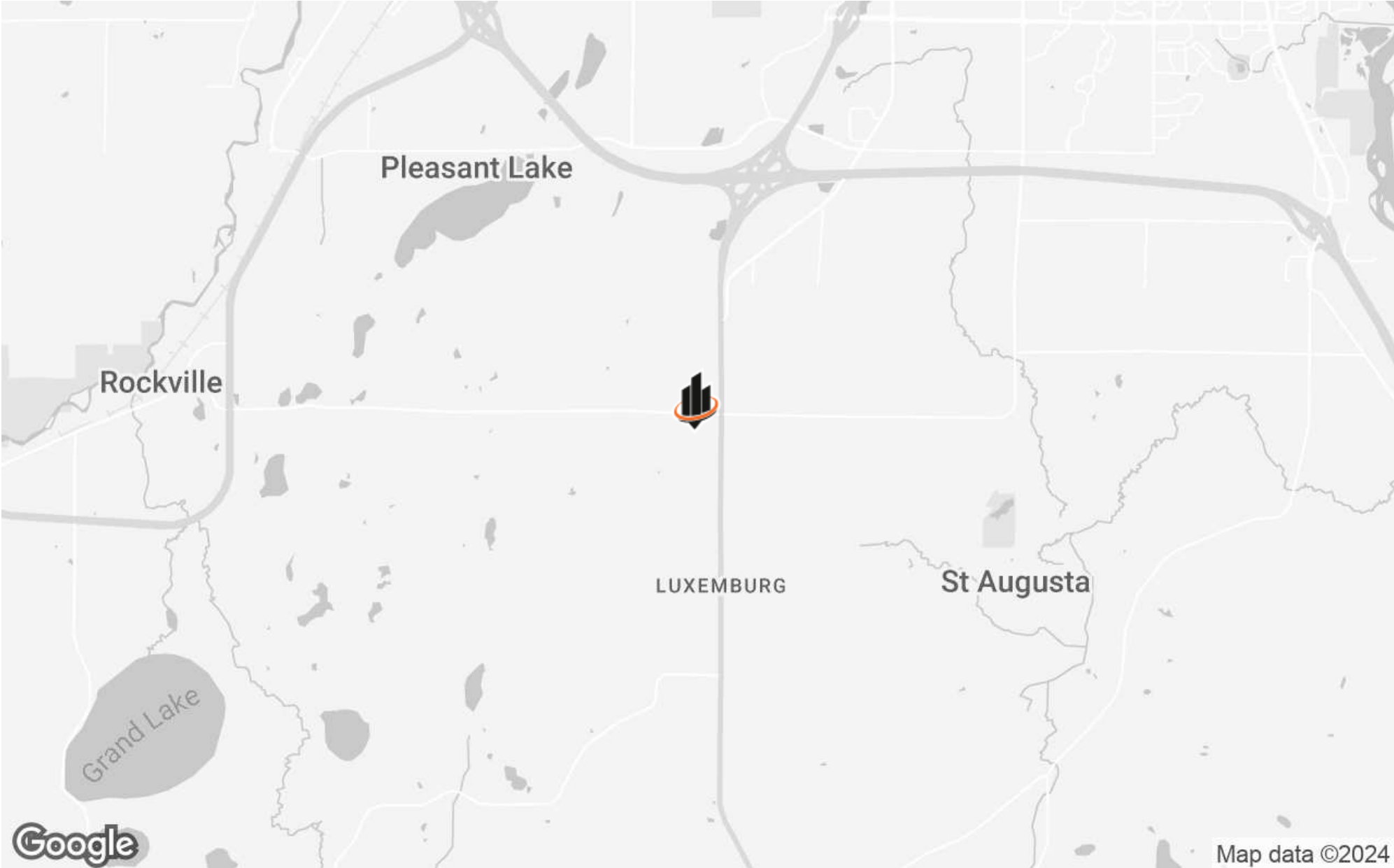
FLOOR PLAN



REGIONAL MAP



AERIAL MAP



SITE PLANS



DEMOGRAPHICS MAP & REPORT

POPULATION

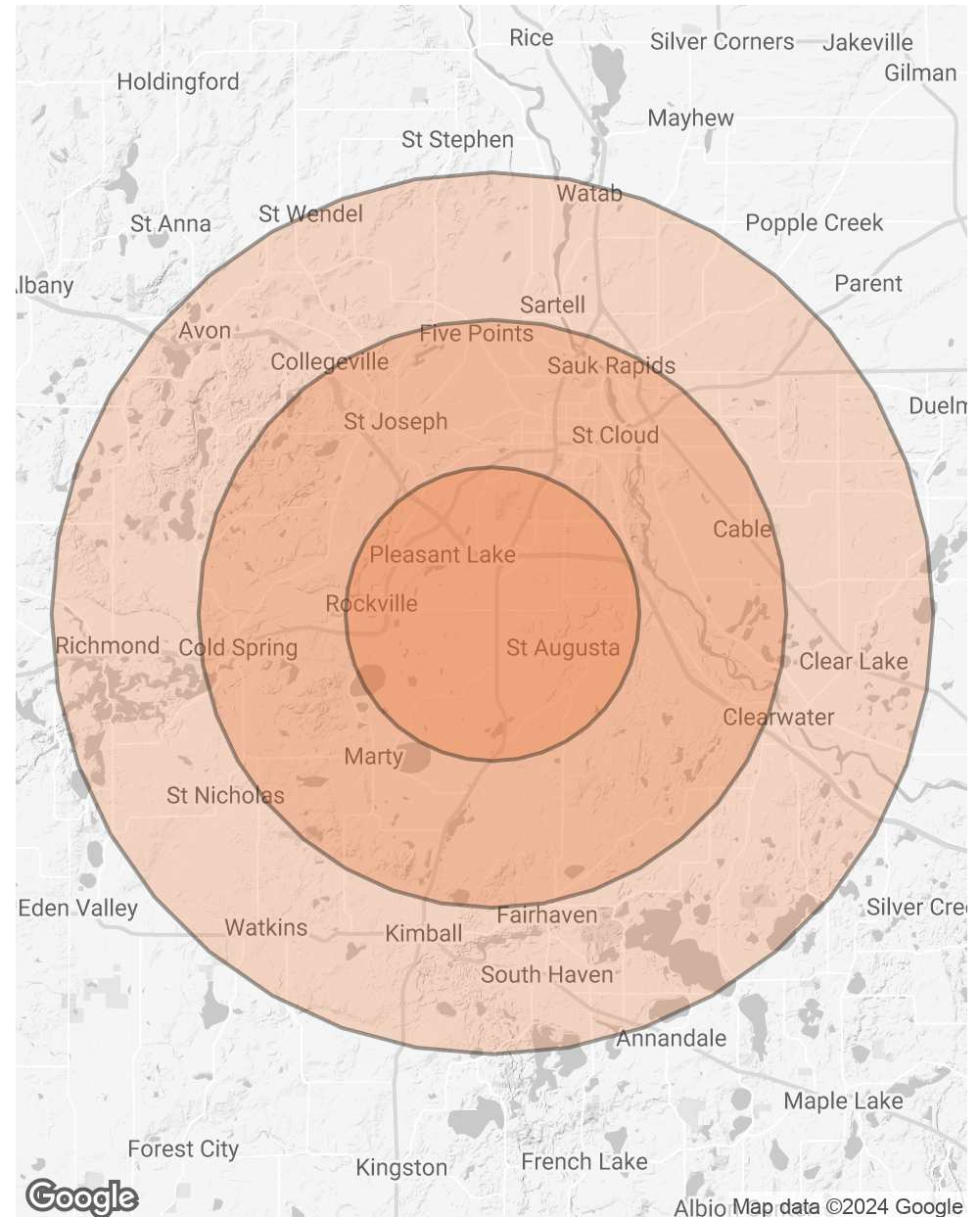
5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	11,510	110,393	171,309
AVERAGE AGE	40	38	39
AVERAGE AGE (MALE)	40	38	38
AVERAGE AGE (FEMALE)	41	39	40

HOUSEHOLDS & INCOME 5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	4,498	43,156	66,475
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$110,407	\$82,406	\$91,309
AVERAGE HOUSE VALUE	\$391,681	\$276,807	\$306,180

Demographics data derived from AlphaMap



ADVISOR BIO 1



KATE HANSON, CCIM

Senior Advisor

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Direct: **320.420.6485** | Cell:

PROFESSIONAL BACKGROUND

Kate is a senior Commercial Broker, Primary Broker, and Partner at GC Real Estate Partners, specializing in Buyer or Tenant Representation and Seller/Landlord commercial property sales and leasing including office, industrial, and specialty buildings. Kate's 17 years in the real estate industry includes experience in property management and investment property sales. In 2016 Kate earned the Certified Commercial Investment Member designation (CCIM), which is conferred by the CCIM Institute and endorsed by the National Association of Realtors.

EDUCATION

Bachelor of Science, Commercial Brokerage - St. Cloud State University Herberger Business School

MEMBERSHIPS

CCIM, MnCar, St. Cloud Area Association of REALTORS, St. Cloud Times 5 Under 40 Recipient.

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3345 W St. Germain St.
St. Cloud, MN 56301

ADVISOR BIO 2



TOM SANQUIST

Advisor

tom.sanquist@svn.com

Direct: **320.282.2042** | Cell: **320.282.2042**

PROFESSIONAL BACKGROUND

Tom is a Commercial Advisor at SVN GC Real Estate, assisting in all types of commercial and multifamily transactions. He has a passion to make deals happen and to continually learn everything there is to know about commercial investing, sales, leasing, and management to use that combined knowledge to guide his clients through important decisions. Tom has always been self motivated and driven. He's been self-employed since the age of 19; quickly going from construction laborer to general contractor to real estate investor to commercial property manager and now brokerage advisor.

EDUCATION

Tom has multiple licenses including Real Estate and General Contractor Builder/Remodeler with over 15 years of experience in commercial and residential, property management, leasing, sales, building and remodeling. He has been actively investing in real estate for over 9 years.

MEMBERSHIPS

CCIM Candidate- Certified Commercial Investment Member
MNCAR - Minnesota Commercial Association of Realtors
BUILDING CONTRACTOR - License # BC718302
REAL ESTATE SALESPERSON - License # 40795096

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