

STERLING PONDS INDUSTRIAL II

CBRE

XXXX CASEY ST | RIVER FALLS, WI

BTS - 108,000 SF
FOR SALE|LEASE

AVAILABLE Q3 2025



PROPERTY SPECIFICATIONS

Location	XXXX Casey Street River Falls, WI 54022		
Total Building	100,800 SF		
Available SF	100,800 SF	Bays	50 x 210 (10, 500 SF)
Clear Height	24'-32' (BTS)	Bay Depth	210
Loading	14 Dock High Doors 2 Drive-ins	Power	480 Volt / 3 Phase
Column Spacing	50 x 50	Parking	1.23/1,000 (125 Spaces)
Building Dimensions	210' x 520'	Truck Court	120'
Site Size	6.94 Acres	Rental Rates	Negotiable
Sprinkler	ESFR	2025 Est. Tax/CAM	\$1.00/PSF



LOCATION MAP

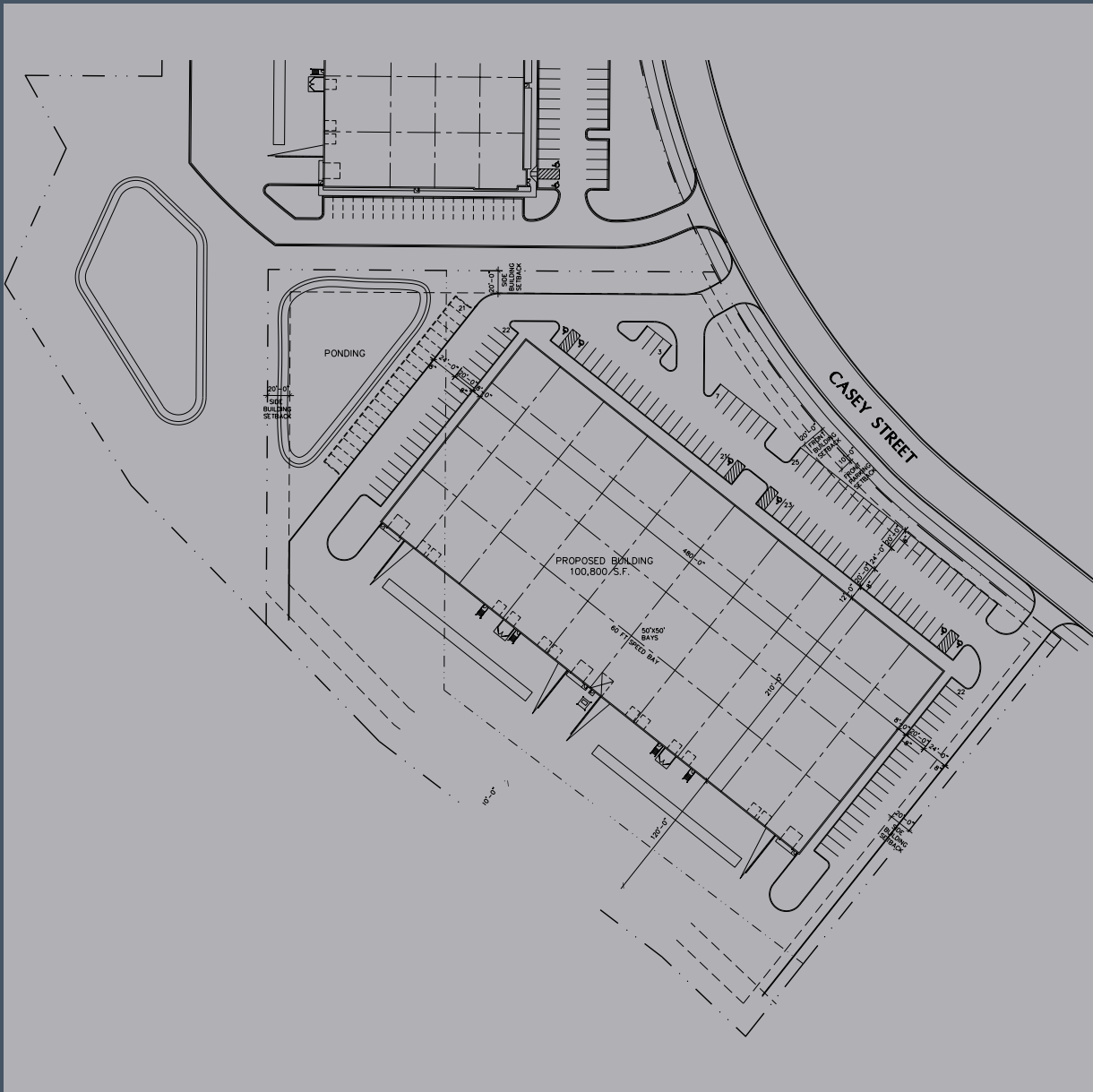
Hudson
5 miles

Minnesota Border
9 miles

Intersection of I-94 & I-494
19 miles

MSP Airport
34 miles





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