



COMMERCIAL REALTY SOLUTIONS

**For Sale / For Lease
Industrial/
Office**



ST. CLOUD

Multi-Tenant Industrial Flex

Sales Price: \$2,345,000 Lease Rate: \$8.25/psf NNN

Building: 20,340 Available: 16,620/sf

23823 67th Ave, St. Cloud, MN 56301

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PROPERTY LOCATION

- * Two (2) Miles South of I-94
- * One (1) Block West of US Hwy 15
- * Businesses in Area Include:
Gohman Supply, B&F Fastners Supply, Augusta Electrical,
Oberman Auctions, Casey's C-Store and more.

TRAFFIC COUNTS - 2024

- * US Hwy 15 - 9,500 VPD
- * Cty Rd 47 - 2,950 VPD



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PROPERTY OVERVIEW

23823 67th Ave, St. Cloud, MN

Sales Price
\$2,345,000.00
Lease Rate: \$8.25/psf NNN

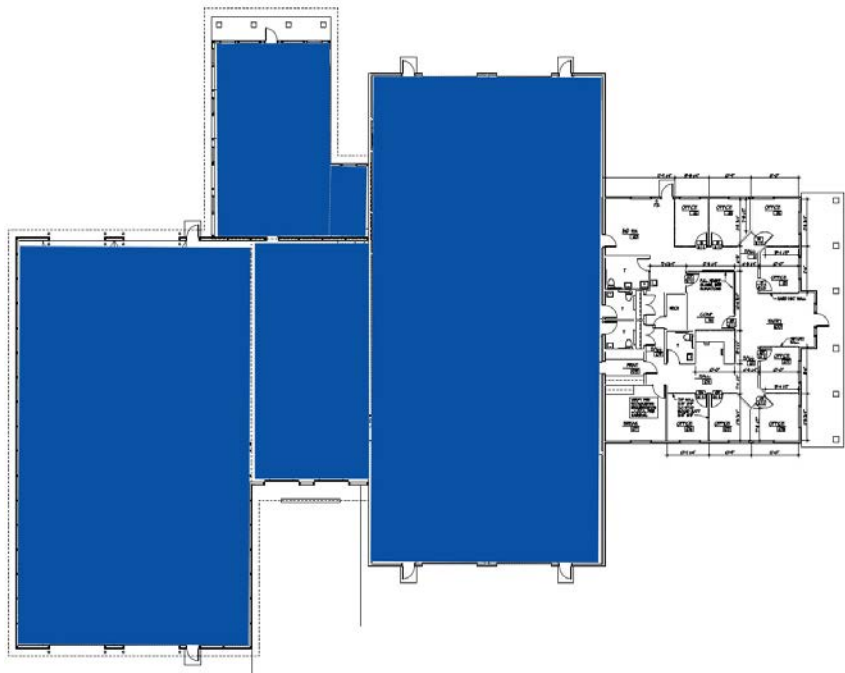
Operating Expense	\$2.90/psf
Building Size	20,340/sf
Space Available	16,620/sf Minimum Divisible - 9,420/sf Flex Up Option #1 - 3,600/sf Flex Up Option #2 - 3,600/sf
Lot Size	3.49 Acres
County	Stearns
PID	81.43180.0313
Taxes 2025	\$30,682.00
Zoning	I-1 Industrial
Tenant	Tenant in place for 10,856/sf until August 2028 with (2) renewal options



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FLOOR PLAN



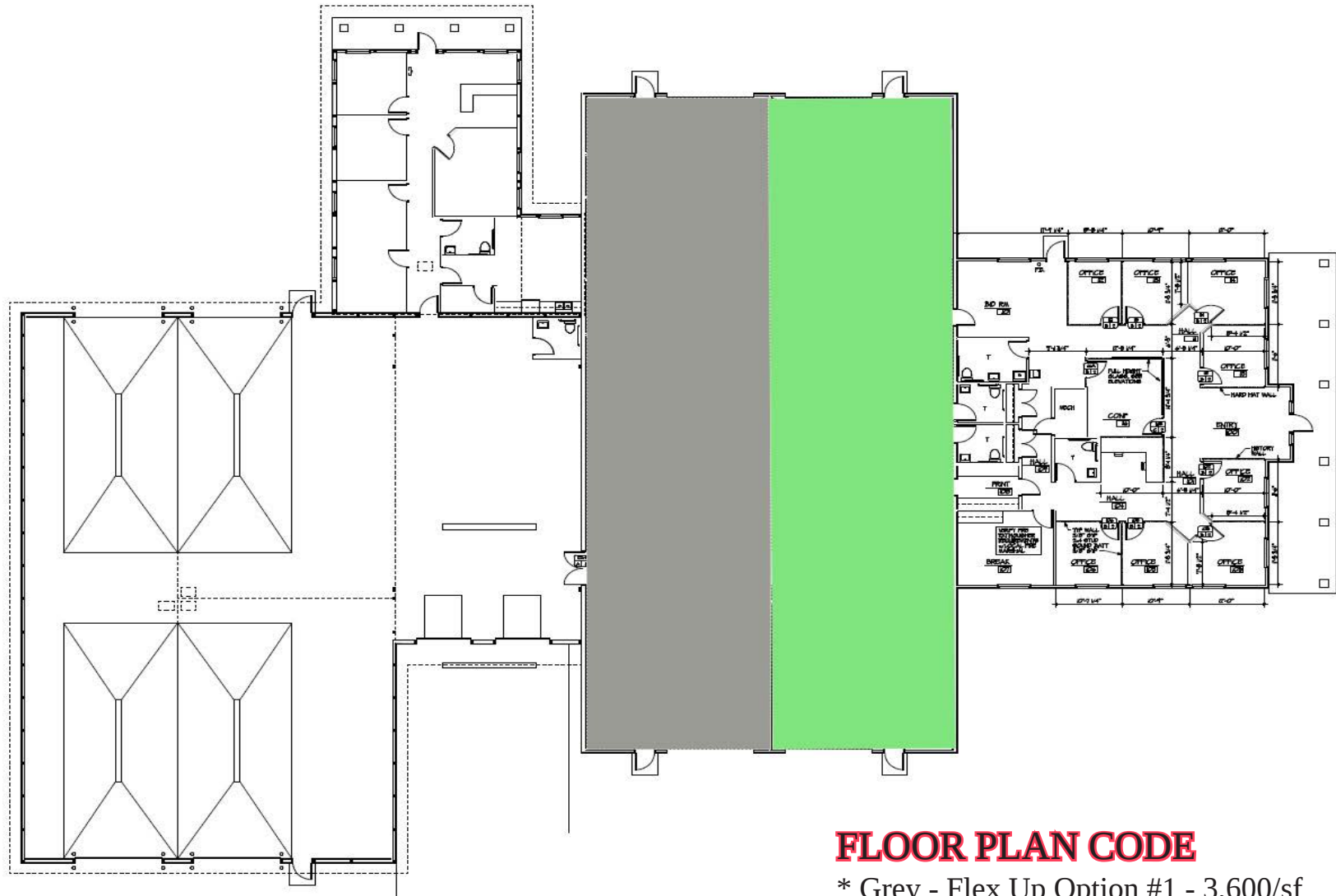
FLOOR PLAN CODE

* Blue - Gross 16,620/sf

* Yellow - Minimum Divisible 9,420/sf

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FLOOR PLAN - FLEX OPTIONS



FLOOR PLAN CODE

- * Grey - Flex Up Option #1 - 3,600/sf
- * Green - Flex Up Option #2 - 3,600/sf

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BUILDING INFORMATION

Minimum Divisible Space (9,420/sf)

- * Office - Forced Air Furnace
- Warehouse - Reznor Heat
- * (5) Private Offices
- * Conference Room
- * Breakroom
- * (2) Restrooms
- * Shop Floor Drains (with oil separator)
- * (6) Overhead Doors
- * (4) Drive-In Doors: 14' x 14'
- * (2) Dock Doors: 12' x 12'
- * Clear Height: 16'
- * One (1) Floor
- * Built: 2006
- * 40+ Parking Spaces



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INTERIOR



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SHOP



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ADDITIONAL OPTIONAL SPACE (Grey Floor Plan)



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EXTERIOR



PROPERTY INFORMATION

- * Drive In Doors allow for two (2) lanes of truck traffic to drive through the warehouse space.
- * In-floor drain
- * Parking lot recently updated, including upgraded to LED lighting on the exterior.
- * Potential for outdoor storage, including the ability to fence and secure the area.
- * Greenspace is maintained, including in ground sprinkler system.
- * Space is metered separately for utilities and telecommunications.
- * Tenant is responsible for in suite janitorial.

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DRONE IMAGE



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