

1112 KUHN DRIVE
ST. CLOUD

FOR LEASE
\$6.50 PSF NNN



14,400 SF Industrial/Commercial Building with Fenced Yard and Four 12x16 Overhead Doors

PROPERTY FEATURES

- 14,400 SF Block Building
- 20 Foot Sidewalls
- Four 12x16 Ft Overhead Doors
- 3 Phase Power
- 7,200 SF Showroom with 4 Offices
- Mezzanine with Break Room and Office Area
- Bathroom with Shower
- 7,200 SF Warehouse
- Fenced in Storage Yard
- 74,000 SF Lot with Additional Adjacent Land available for outdoor storage if needed
- Built in 1989
- Roof replaced in 2021
- C5 Commercial Zoning

LOCATION FEATURES

- Located off Co Rd 75 and 33rd Street South
- Access to I-94 and Hwy 15 within 1-2 Miles
- Future bridge will connect 33rd St So to Hwy 10
- Site is well suited for both industrial and commercial business
- Easements for access from 33rd Street South

POSSIBLE PROPERTY IMPROVEMENTS

- Additional parking in front
- Remove and/or add offices and mezzanine
- Overhead doors can accommodate a dock
- Additional land available adjacent to site for outdoor storage. Added cost and configuration based on tenant needs
- Current floor plan layout can be altered to accommodate tenant needs



Lease Rate \$6.50 PSF NNN Taxes \$12,626 (2024)

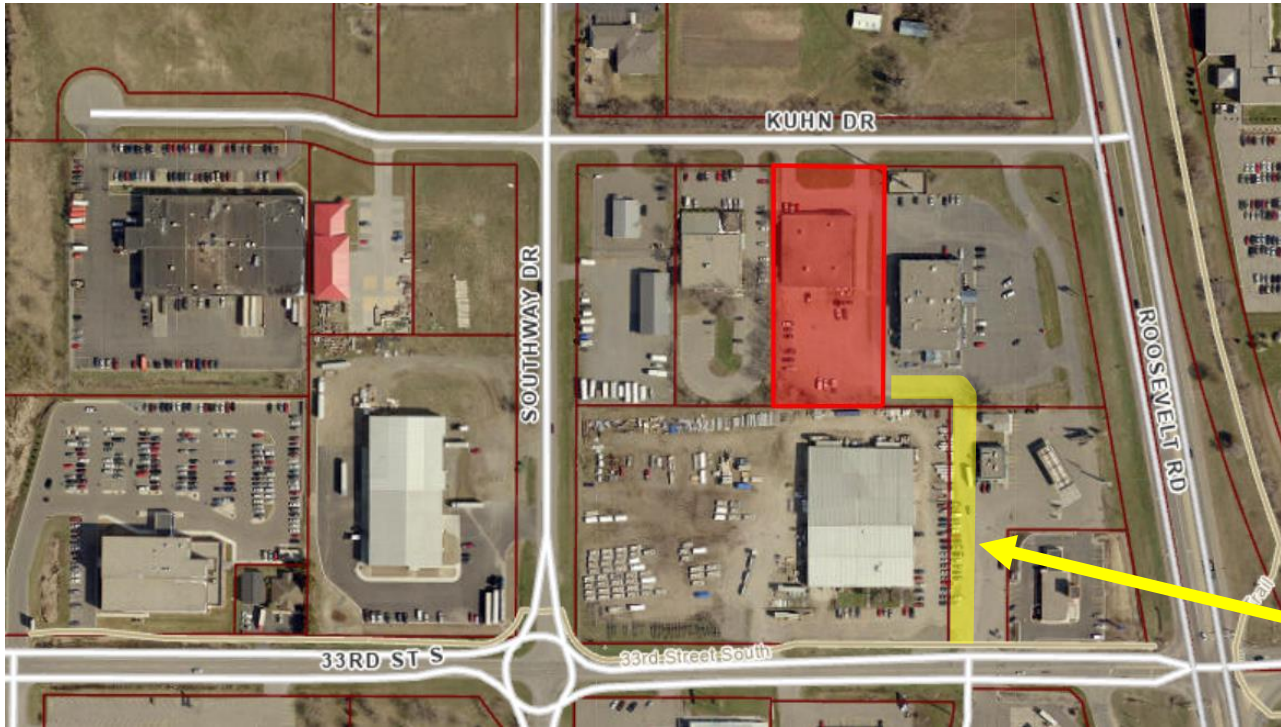
For more information contact:

Sheila DeVine
320.492.3230

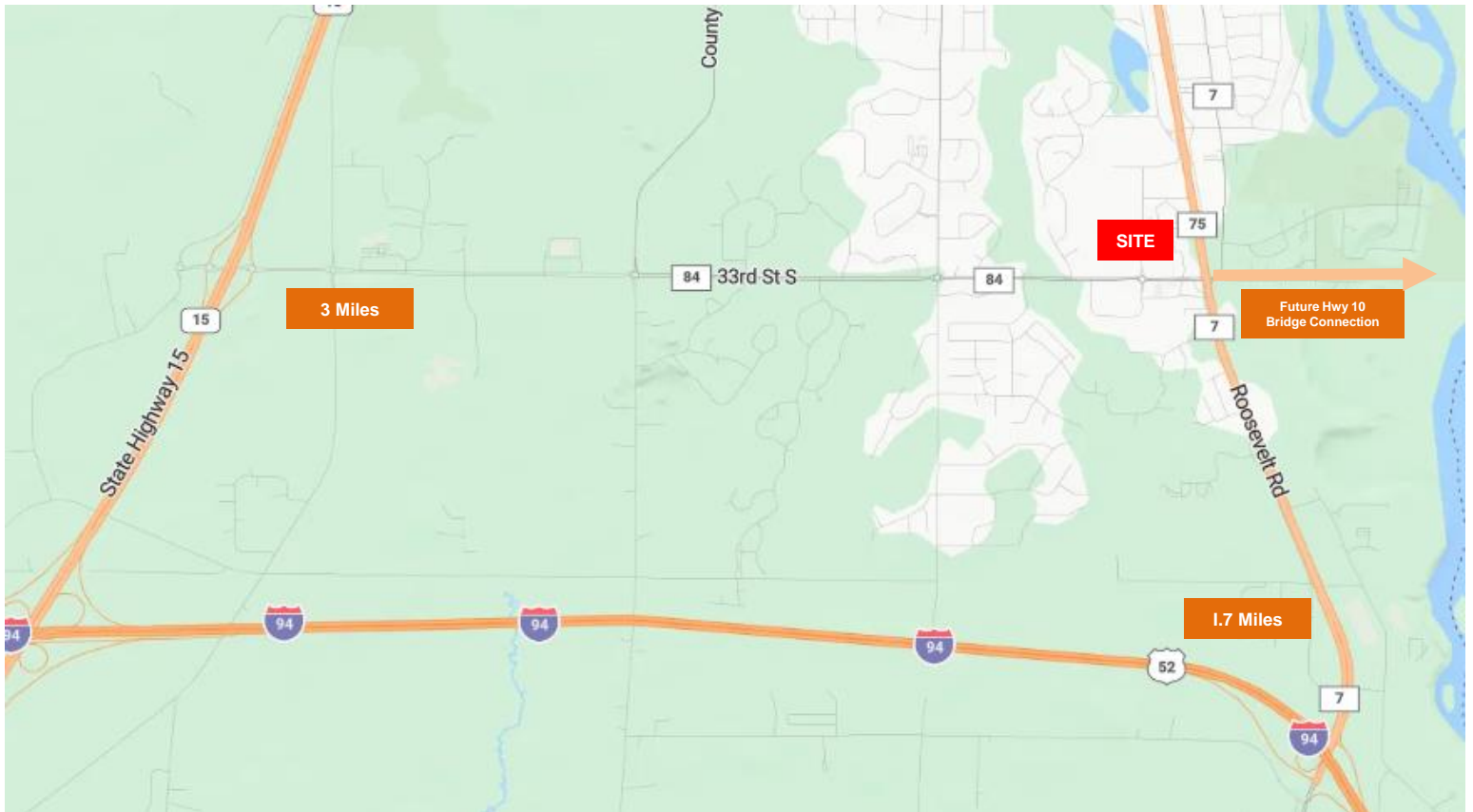
sdevine@warnert.com



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