



FLEXIBLE ZONING FOR COMMERCIAL OR INDUSTRIAL USE • ECONOMIC DEVELOPMENT INCENTIVES AVAILABLE

LEASE

Warehouse Space for Lease

900 Kraft Drive SE

900 KRAFT DRIVE SE

Melrose, MN 56352



PRESENTED BY:

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	Up to 13,617 SF
POWER:	3-phase 480V, backup generator
CLEAR HEIGHT:	16' warehouse; 20' wash & maint. bays
DOORS:	14' drive-in + interior dock
ZONING / INCENTIVES	Flexible zoning / economic development incentives

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PROPERTY DESCRIPTION

This well-equipped industrial facility offers up to 13,617 SF of warehouse space available for lease, with flexible configurations to accommodate a range of users. The truck wash bay represents the smallest potential lease area, while users requiring more space may lease up to the entire 13,617 SF warehouse.

The warehouse features 20' clear heights, 12 drive-in doors, heavy 3-phase 480V power, gas ceiling-mounted heaters, and upgraded LED lighting. A rare interior dock platform (removal negotiable) provides additional loading flexibility.

Additional features include a truck wash bay and two truck maintenance bays, making the facility well suited for fleet operations, service users, light manufacturing, or distribution.

The property also offers excellent access and strong visibility, making it ideal for companies seeking a functional industrial facility in a strategic location.

COMPLETE HIGHLIGHTS



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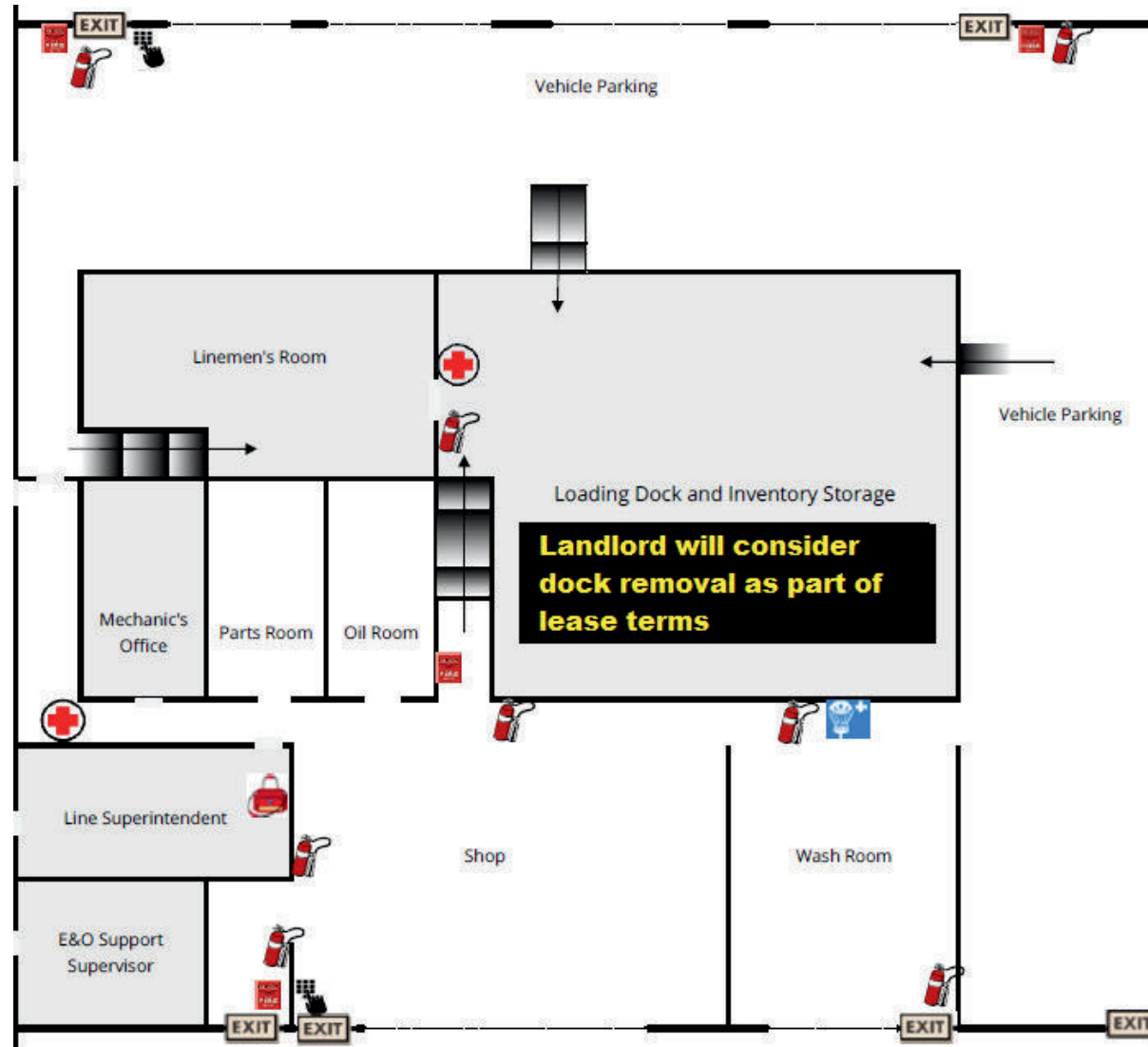
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PROPERTY HIGHLIGHTS

- Up to 13,617 SF industrial / warehouse space available within a 26,700 SF facility on 6.0 acres
- 12 total drive-in doors, including:
 - - (2) 21' x 14'
 - - (8) 20' x 14'
 - - (2) 24' x 14'
- Interior dock-high loading platform
 - - 3'8" high platform
 - - 13' clear dock height
 - - 24'-28' drive aisle from door to dock
 - - Quote available to remove dock; Landlord open to negotiating this option
- 20' clear height warehouse (minimum 16')
- Heated warehouse with ceiling-mounted gas heaters
- High-efficiency lighting throughout warehouse
- High-power service: 3-phase, 480V — ideal for heavy industrial users
- Separate truck service area including:
 - - (1) Wash bay with floor drain
 - - (2) Truck maintenance bays
 - - Area separated from main warehouse by concrete block wall
- Fire monitoring system and panel
- Ample surface parking - 76 stalls
- Security system with exterior cameras and monitored front entry
- Zoning: Industrial | Year Built: 1969 (extensively maintained and updated)
- Ownership maintains the facility to a high standard with ongoing capital improvements

FLOOR PLANS



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LOCATION MAP



LOCATION OVERVIEW

Strategic Central Minnesota Location with Interstate Visibility Positioned directly off Interstate 94 in Melrose, MN, this flex industrial facility offers outstanding highway visibility and access, with a traffic count exceeding 21,000 vehicles per day. Centrally located between St. Cloud and Alexandria, the property is ideal for regional distribution, service operations, logistics, or trades. Its 6-acre site allows for easy maneuvering of trucks and equipment, while proximity to I-94 offers seamless connectivity across Central Minnesota.

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ADDITIONAL PHOTOS



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SVN | GC REAL ESTATE 7

ADVISOR BIO 1



TOM SANQUIST

Advisor

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

PROFESSIONAL BACKGROUND

Tom Sanquist is a Commercial Advisor with SVN | GC Real Estate specializing in commercial and multifamily brokerage across Minnesota. He advises clients on acquisitions, dispositions, leasing, valuation, and financial analysis. With over 20 years of combined experience in brokerage, property management, construction, and direct ownership, Tom brings a comprehensive, investor-minded perspective to every transaction. His background includes underwriting, asset repositioning, capital planning, and transaction negotiation across multifamily, industrial, office, retail, and land assets.

EDUCATION

Licensed Minnesota Real Estate Agent (#40795096)

Licensed Minnesota General Contractor (#BC718302)

Tom combines brokerage expertise with hands-on construction and ownership experience. As a licensed general contractor and active investor since 2013, he has acquired, renovated, managed, and sold residential and small commercial properties, completing over 50 renovation projects and multiple investment transactions.

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ADVISOR BIO 2



MIKE BOBICK, CCIM

Senior Advisor

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Direct: **320.333.2692**

PROFESSIONAL BACKGROUND

Mike is a senior Commercial Broker and Partner at SVN GC Real Estate, specializing in investment analysis and commercial building sales, including office, industrial, apartment buildings and other investment grade properties. Mike's 35 years in the real estate industry includes experience in property management, investment property sales and real estate development. In 2002 Mike earned the Certified Commercial Investment Member designation (CCIM), which is conferred by the CCIM Institute and endorsed by the National Association of Realtors. Career highlights include nearly \$500 million in property sales and approximately 250,000 square feet of commercial lease transactions.

EDUCATION

Bachelor of Science degree in Business Administration – St. John's University, Collegeville, Minnesota.
A multitude of industry related seminars and programs including CCIM courses totaling more than 200 hours.

MEMBERSHIPS

Presently the Chairperson of the Minnesota Commercial Association of Realtors. (MNCAR Board of Realtors)

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ADVISOR BIO 3



TERRIE SCHRAMEL

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PROFESSIONAL BACKGROUND

Terrie Schramel is a Commercial Real Estate Advisor at SVN | GC Real Estate with more than eight years of hands-on experience in sales, leasing, and property management across office, industrial, retail, flex, and investment properties. She began her career in commercial real estate in 2017 and earned her license in 2020. Terrie is known for her client-driven approach, attention to detail, and deep local market knowledge, and is dedicated to delivering tailored, results-oriented solutions that protect ownership interests and maximize asset value

EDUCATION

St. Cloud State University and St. Cloud Technical and Community College

MEMBERSHIPS

MnCar, St. Cloud Area Association of REALTORS

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