

CRESCENT INDUSTRIAL

725 Crescent Street NE | St. Cloud, MN 56304



FOR LEASE

+/- 1.30 Acres

Suite A: 12,785 SF

Suite B: 9,920 SF

Total: 22,705 SF



PROPERTY DESCRIPTION

Crescent Industrial is located off Franklin Ave NE and US HWY 10 in East St. Cloud. This property enjoys excellent visibility from US 10 and convenient access from Franklin Ave.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties expressed or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



CRESCENT INDUSTRIAL
22,705 SF AVAILABLE

725 Crescent Street NE
St. Cloud, MN 56304

PROPERTY HIGHLIGHTS

- 22,705 Total SF light industrial/warehousing available
- Flexible space / floor plans
- Suite A: Consists of 12,785 total SF
 - (3,060 SF office / 9,725 SF WH)
- Suite B: Consists of 9,920 SF WH
- Excellent visibility from US HWY 10
- Potential outdoor storage



BUILDING & HIGHLIGHTS

- Four (4) loading docks
- 20' clear height
- Overhead door
- Potential outdoor storage
- One 1-ton crane
- Steel Frame Construction

FOR LEASE
\$6.50 psf WH | \$11.00 psf Office

BEN COPPERTHITE
Rice Real Estate Broker

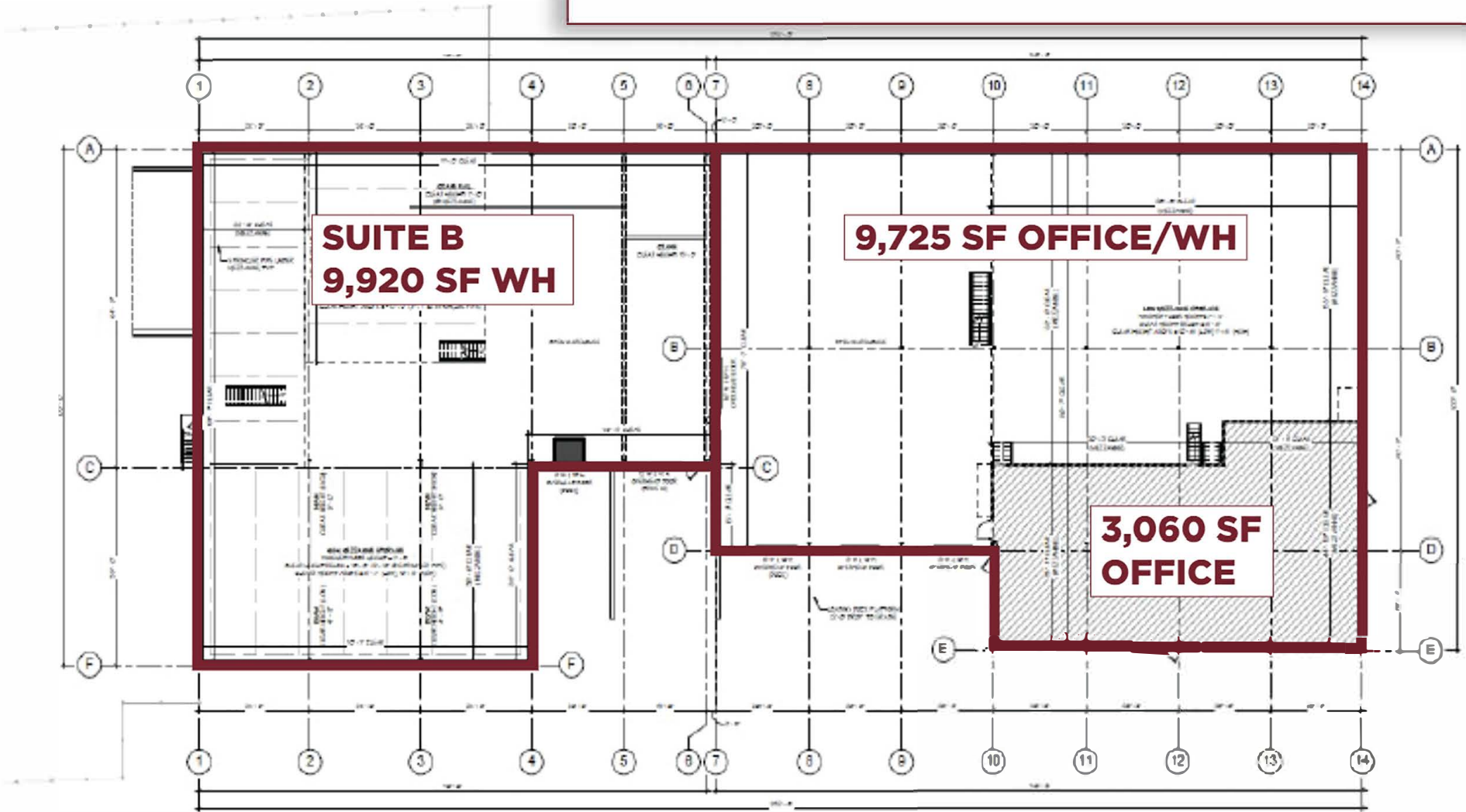
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CRESCENT ST. NE

SPS BUILDING
FIELD VERIFICATION



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UTILITIES

- Heated
- City Service
- 3 Phase Power
- 100% Fire Protection

LEASE RATES (NET)

- \$6.50 psf WH
- \$11.00 psf Office
- \$2.50 psf CAM & Taxes



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