



COMMERCIAL REALTY SOLUTIONS

For Sub-Lease  
Warehouse Space



## Waite Park

### Warehouse Sub-Lease Space

**Lease Rate: \$6.00/psf NNN**

Space Available: 10,123/sf (Unit B)

2330 County Road 137, Waite Park, MN 56387

Eric O'Brien, Broker

612.281.4163

EObrien@crs-mn.com



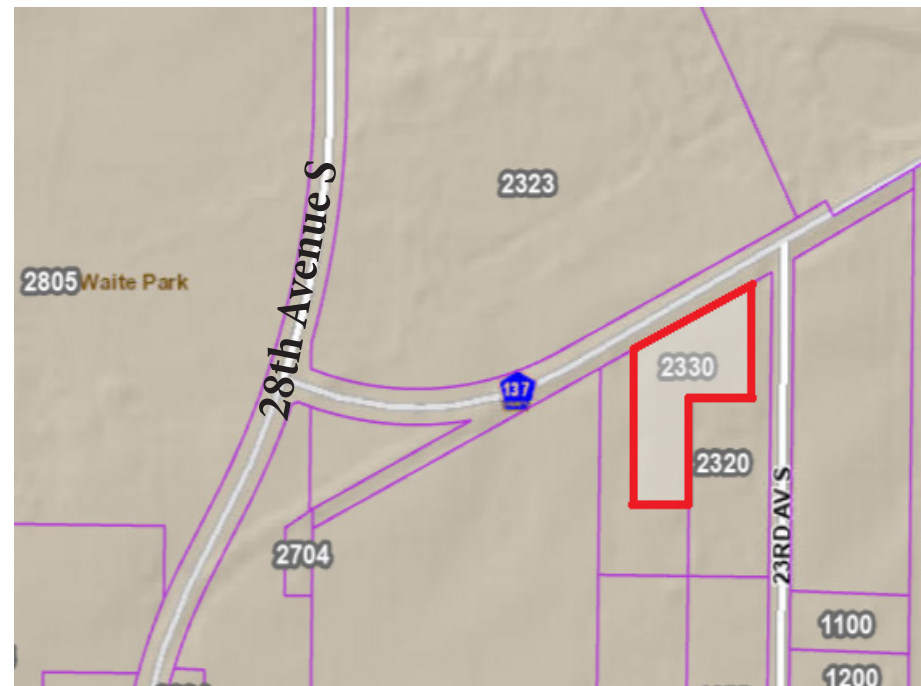
## PROPERTY LOCATION

- \* West of Quarry Park and Nature Reserve
- \* Just off County Road 137
- \* 1/2 Mile South of Highway 23
- \* Businesses in the Area:  
 Premium Water Inc., Two Men and a Truck Moving,  
 Molitor Excavating, Tri-Cap and more...

### TRAFFIC COUNTS - 2025

\* County Road 137 - 3,250 VPD

\* 28th Ave S - 2,291 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

# PROPERTY OVERVIEW

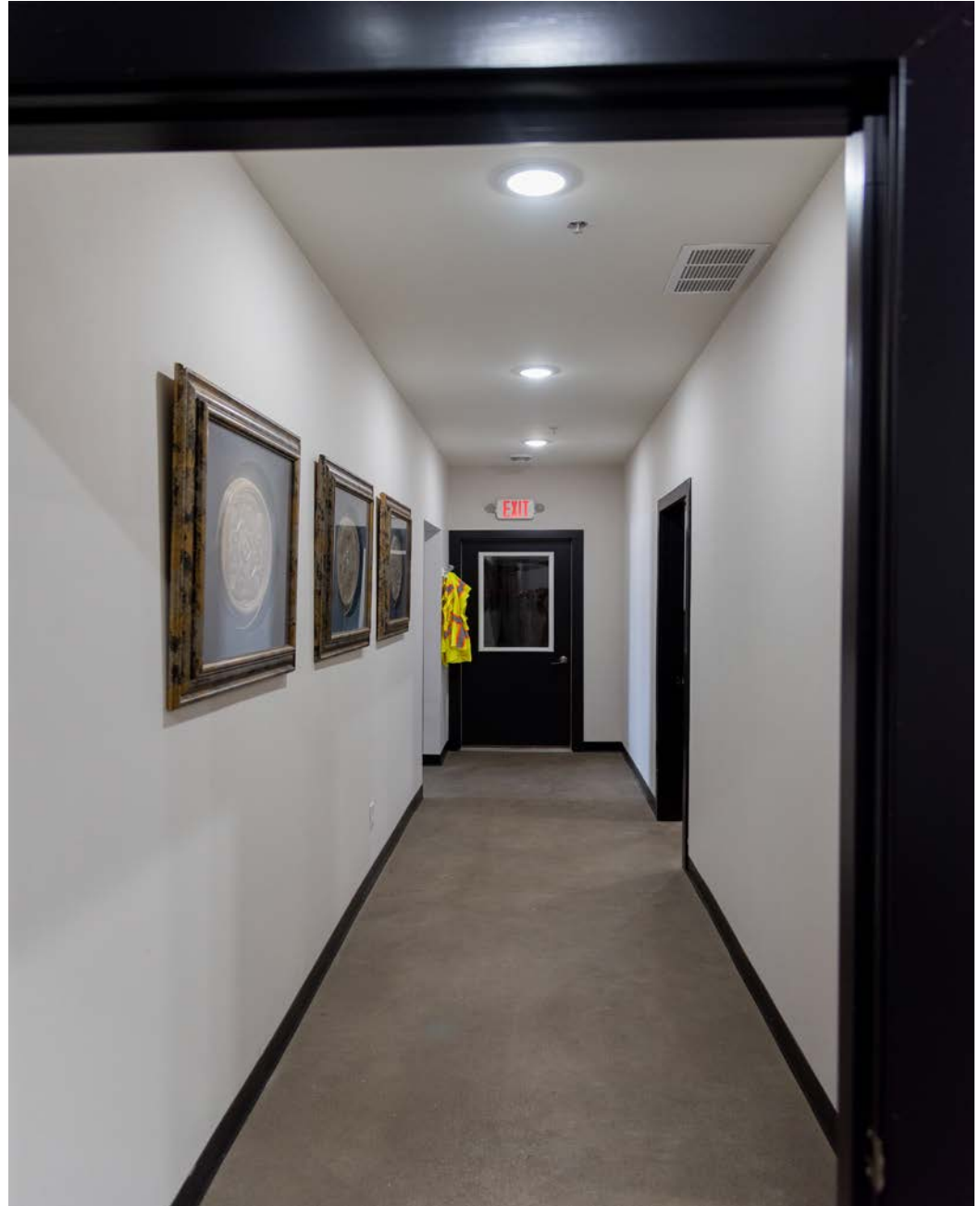
2330 County Road 137, Waite Park, MN

Lease Rate

**\$6.00/psf NNN**

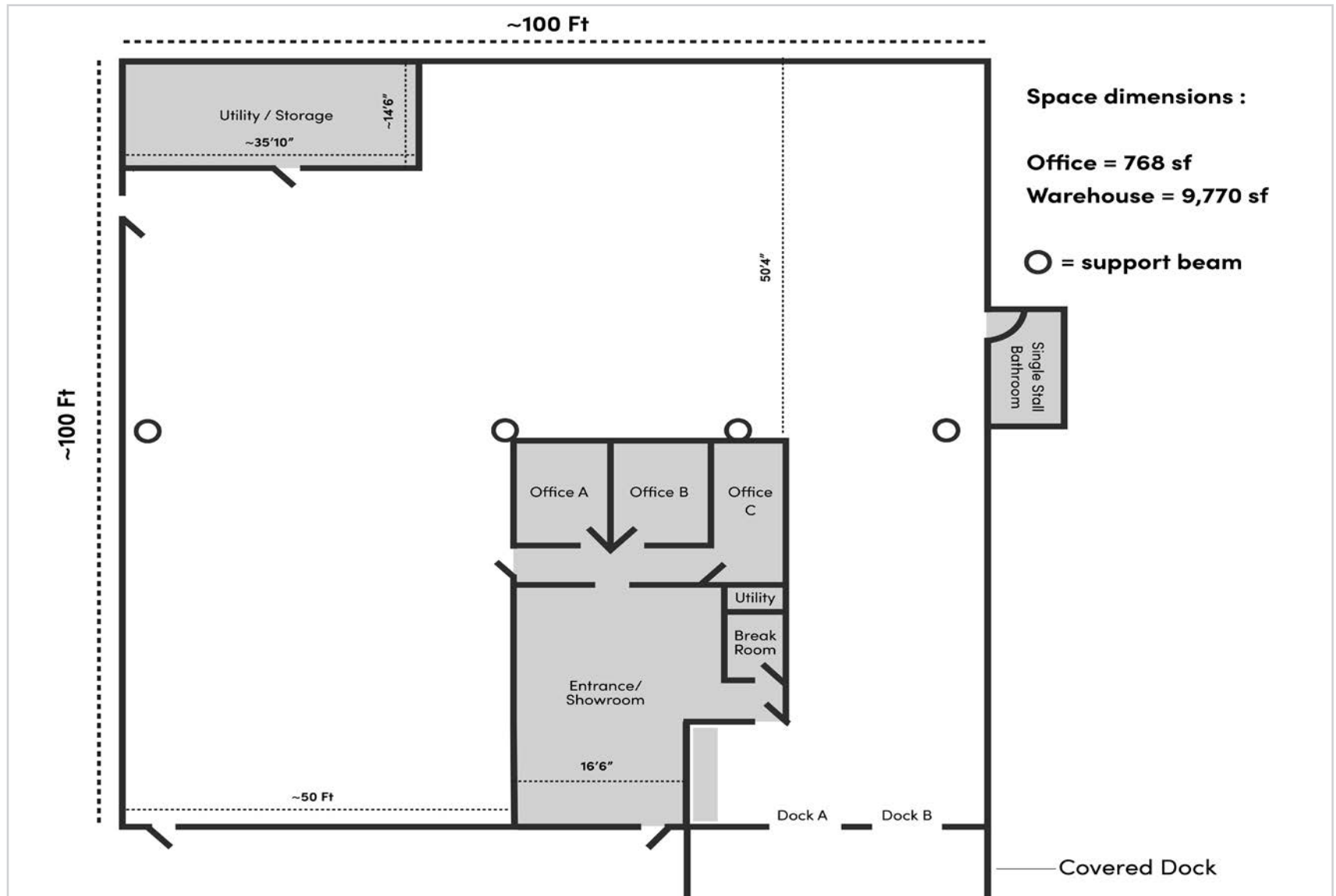
Operating Expenses: \$2.54/psf

Building Size	54,320/sf
Space Available	10,123/sf (Unit B)
Lot Size	5.54 Acres
County	Stearns
PID/Taxes	98.60665.0400 2026 \$60,728.00
Zoned	I-1 Industrial
Year Built	1990
Tenants	Multi-Tenants
Number of Floors	One (1)



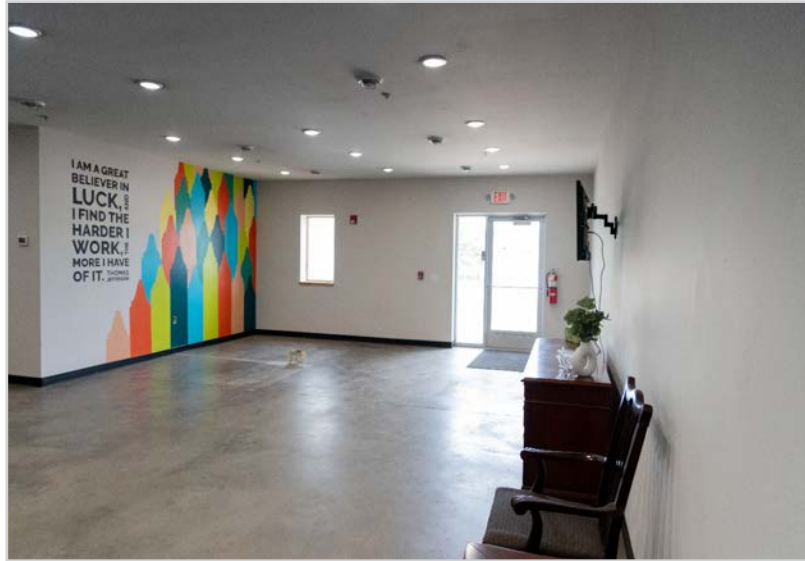
This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

# FLOOR PLAN



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

# INTERIOR



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

# INTERIOR



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

# INTERIOR/EXTERIOR



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