RICE REAL ESTATE SERVICES

INDUSTRIAL FOR SALE OR LEASE

Waite Park Industrial

2330 County Road 137 | Waite Park, MN 56387

LEASE: $4.75 PSF Net

SALE PRICE: $2,100,000 // CAM & TAXES: $2.05 PSF

Property Description:

20,000 SF available within a 54,320 SF building situated on 5.54 total acres. Space enjoys 20' clear height, 3 phase power, multiple dock & drive-in doors, convenient loading and potential outdoor storage.

FOR MORE INFO: RICEPROPERTIES.COM | 320.260.6815

CONTACT:
CASEY O'MALLEY
Real Estate Broker | 320.260.6815
casey.omalley@riceproperties.com

We obtained the information above from sources we believe to be reliable. However, we do not claim to make a guarantee, warranty or representation about such information. It is submitted subject to the possibility or errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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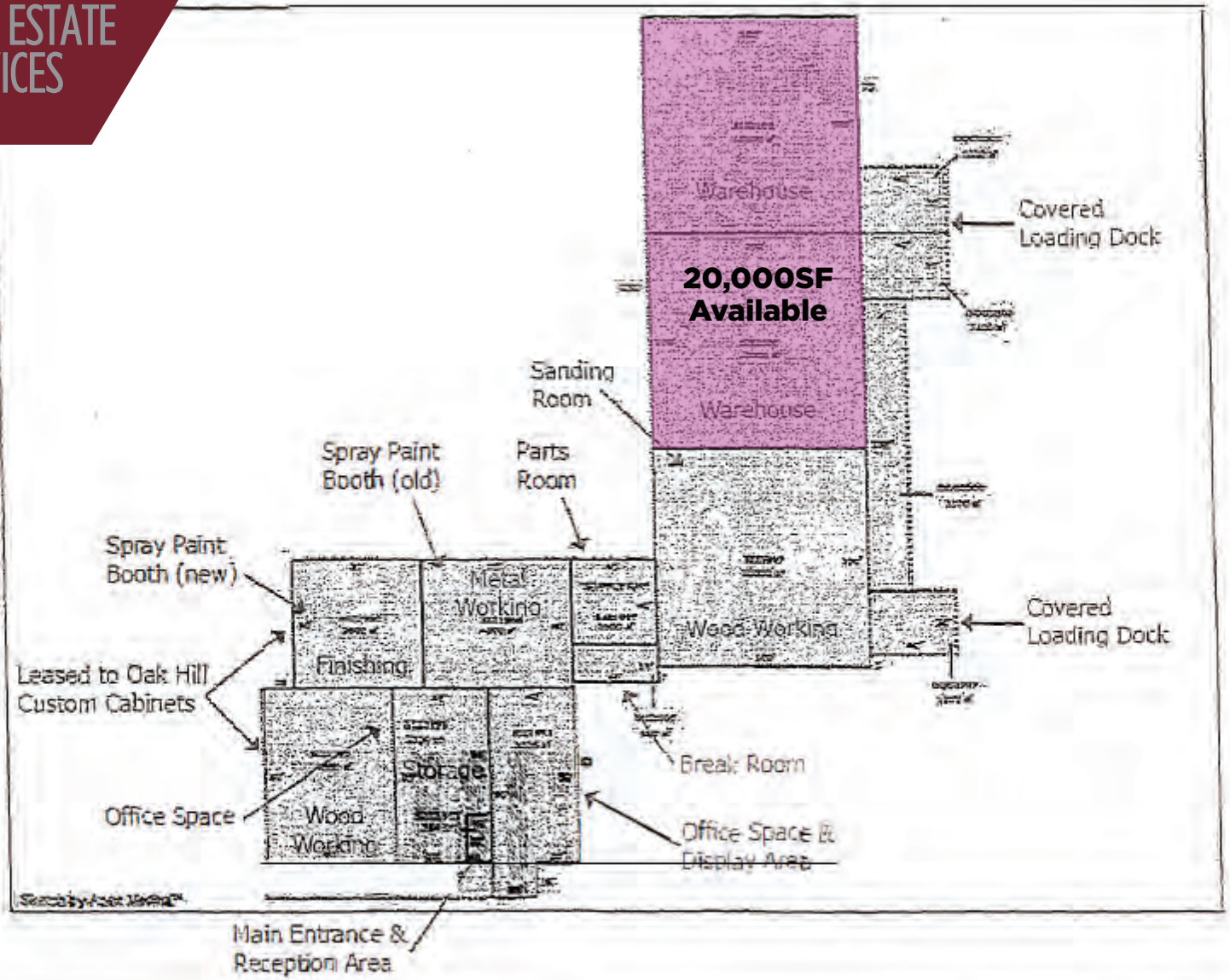

earthTouch inc

EarthTouch, Inc.
3135 North Fairfield Road
Layton, Utah 84041
Tel: 801.771.2800

FIGURE 5

Floor Plan

CJJB Properties, LLC
2330 County Road
Waite Park, Minnesota 56301

Figure: 5
Append: Phase I Environmental Site Assessment

Project: Zion-2129-MN / CJJB Properties, LLC
Analyst: Tyler Whitby

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Property Location:

Industrial Property situated off County Road 137 in Waite Park, MN. Property is located 0.5 miles west of St. Cloud with easy access to HWY 23 and I-94. Of the 20,000 SF, 1,200 is office, 18,800 SF warehouse with two docks, two drive-in doors.

Building Details:

HIGHLIGHTS

West St. Cloud location with easy access to HWY 23 and I-94.

Flexible space options, will divide minimum 10,000 SF.

Income producing with Tenant in place.

Signage and ample parking.

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