

SALE or LEASE
16,000 SF - 1.0 ACRE
North St. Cloud Industrial
501 17th Ave North
St. Cloud, MN 56303



RICE
REAL ESTATE
SERVICES

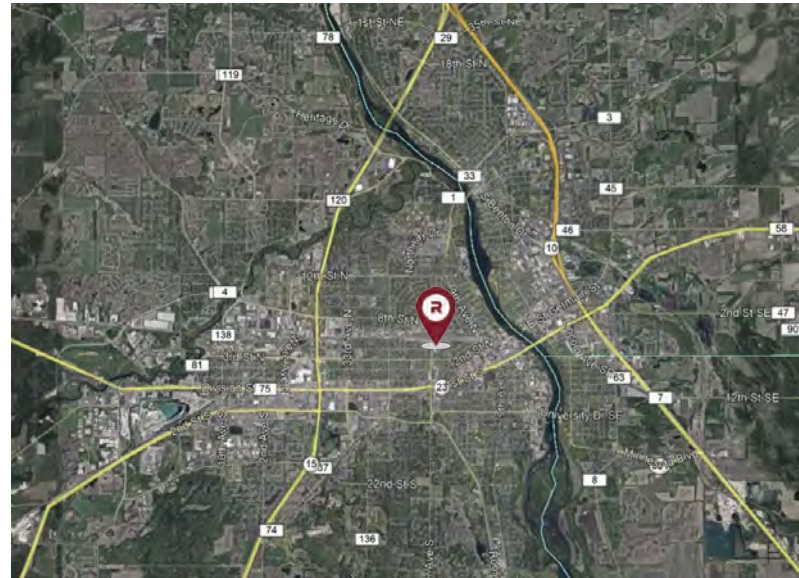


PROPERTY DESCRIPTION:

16,000 sf Industrial/Flex property situated on 1.0 acres is available for Sale or Lease in St. Cloud, MN. Building consists of 6,000 sf showroom/office and 10,000 sf warehouse/industrial space.

PROPERTY LOCATION:

Property is centrally located west of downtown St. Cloud and north of Division Street (HWY 23) which provides easy access throughout the St. Cloud metro area.



Sale Price: \$900,000 or \$56.30 psf
Lease Rate: \$8.00 psf office, \$4.50 psf warehouse. Est. CAM 2021 \$2.55 psf

FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:



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PROPERTY HIGHLIGHTS:

- Centrally located
- 10,000 sf of open warehouse space
- 6,000 sf office
- Single occupant or could be easily divided
- 70+ surface parking stalls
- Flex space (office, retail, industrial)
- Expansion capabilities/outdoor storage

BUILDING CONSTRUCTION:

- Steel Frame - 16'-20' clear
- Exterior Walls - Structural steel
- Roof Type - Single slope system
- Roof Cover - Metal
- Office area newly remodeled - video link available upon request

MECHANICAL SYSTEMS:

- Heating System - Forced Air - Office
- Gas - Warehouse
- Lighting - LED
- Doors - Multiple Drive in Doors



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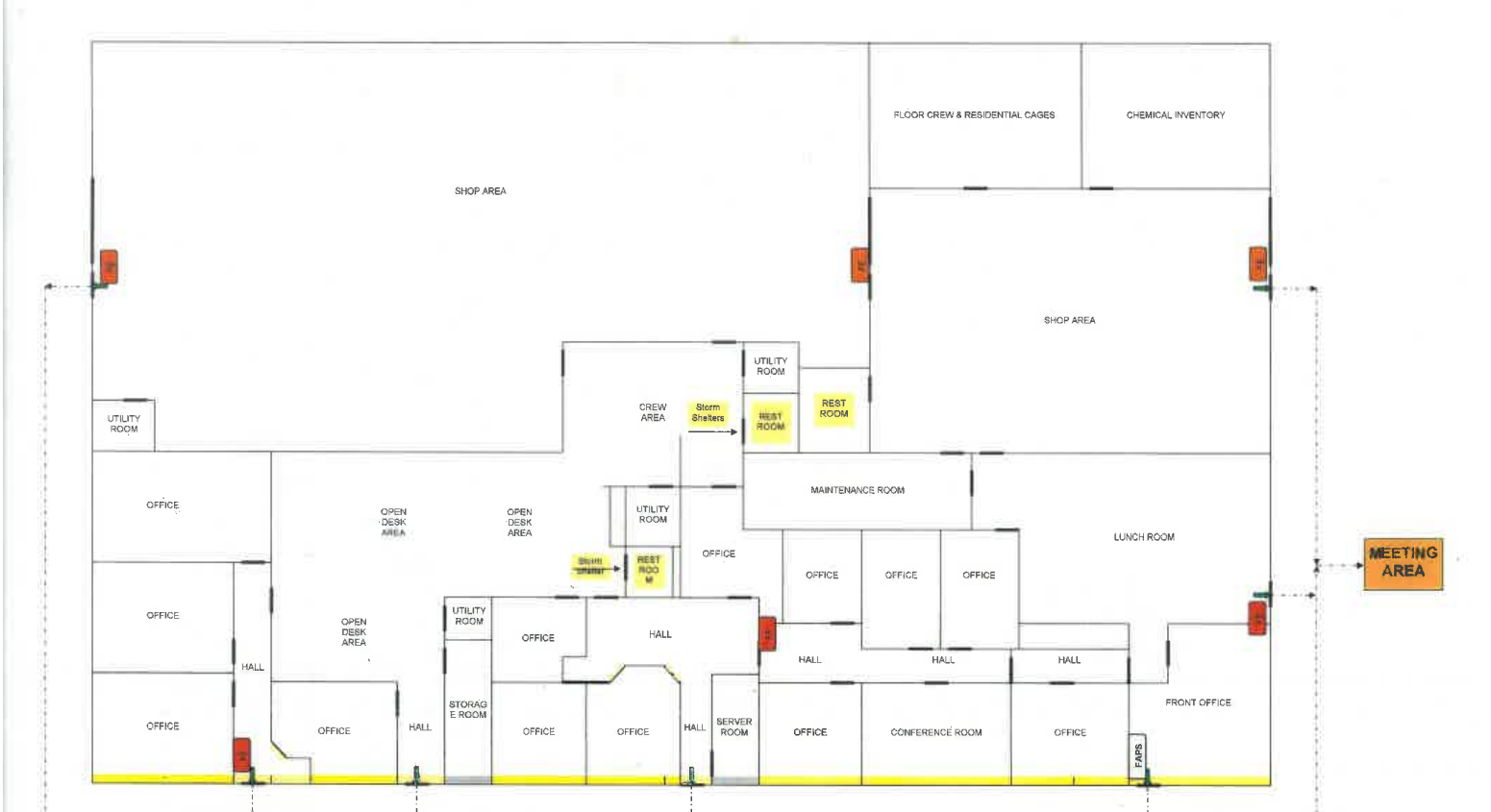
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