

INTERSTATE BUSINESS CENTER St. Cloud, Minnesota



Opportunity Drive & 8th Avenue South

AVAILABLE

**NEGOTIABLE
LEASE TERMS**

CONTACT

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 **FOR LEASE**
320.257.5400

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INTERSTATE BUSINESS CENTER

- + Located in St. Cloud's most premier industrial park
- + 1st westbound I-94 exit to St. Cloud
- + 45 miles northwest of MSP
- + 162,500 total SF
- + 97,500 SF available

Development offers an opportunity to locate your business near some of the region's largest industry leaders.

NEARBY BUSINESSES INCLUDE:

- + Arctic Cat
- + Associated Wholesale Grocers (AWG)
- + FedEx Ground
- + Anderson Trucking Service (ATS)
- + New Flyer
- + Amazon





PROPERTY FEATURES

The building can accommodate a wide variety of industrial/warehouse users.

- + 97,500 SF available
- + 32' clear height
- + Pre-cast construction
- + 23 docks, 12 initial
- + 4 – 16' at grade doors
- + ESFR fire protection
- + LED lighting
- + Min. divisible space 25,000 SF
- + 3-Phase Power
- + 50' x 50' column spacing

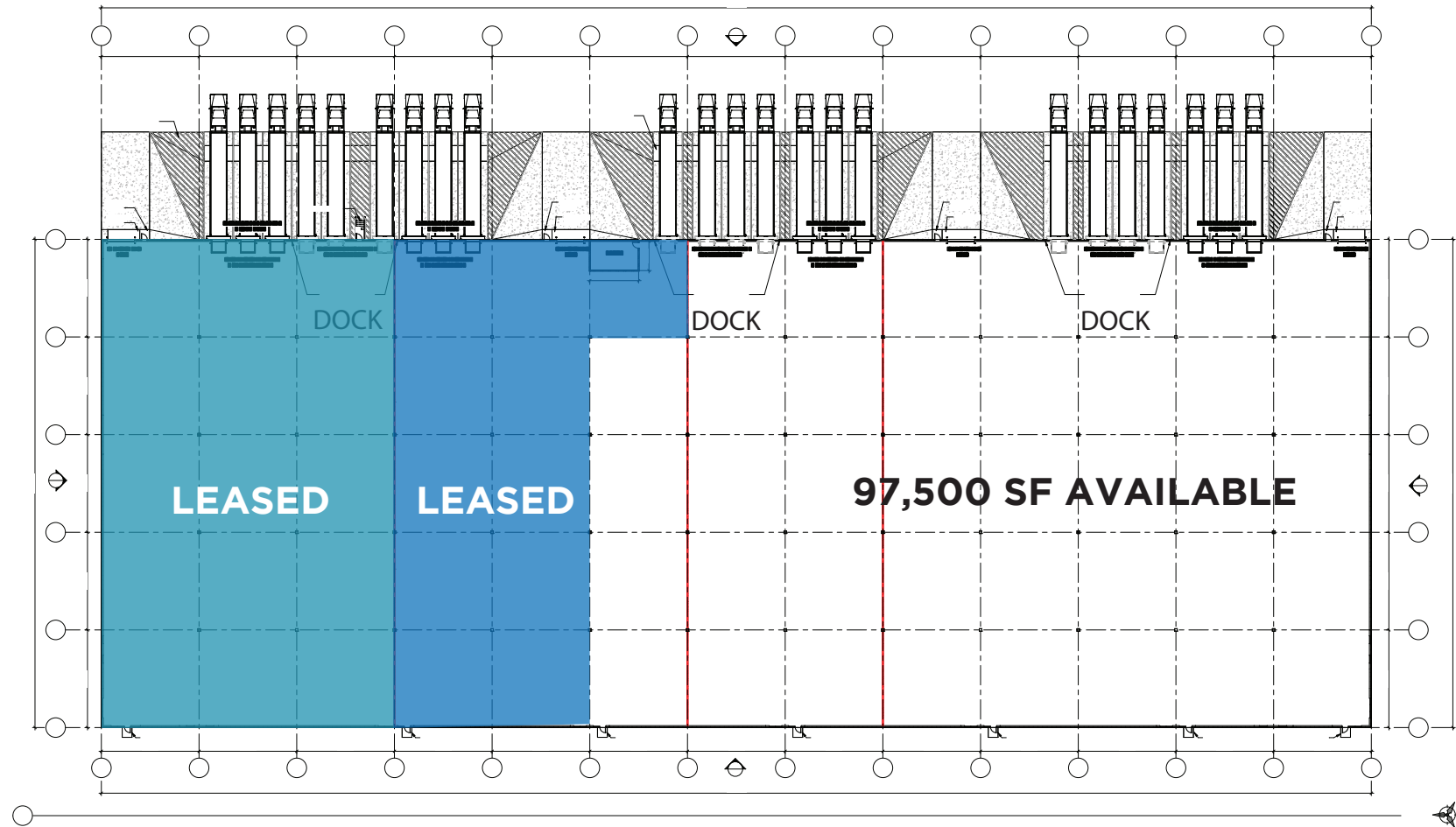


UTILITIES

- + Water: City of St. Cloud
12-inch water main, static pressure 60 psi
- + Sewer: City of St. Cloud
12–15-inch sewer truck line
- + Electric: Stearns Electric
- + Gas: Xcel Energy

SITE PLAN & AERIAL





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RICEPROPERTIES.COM

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