



**FOR LEASE! • 2,000–54,320 SF**



## **WAITE PARK INDUSTRIAL**

**2330 County Road 137, Waite Park, MN 56387**

**Industrial warehouse/office in West St. Cloud location**

- 2,000–54,320 SF industrial multi-tenant building on 5.54 acres
- Up to 22' clear height, 3 phase power, dock and drive-in doors
- 50' column spacing
- Signage and ample parking
- 2+ acres of gated outdoor storage for trucks, equipment, lumber, etc. (separate lease from indoor spaces)
- 2 miles from I-94 Love's exit and less than mile from Hwys 23 and 15 (next to Quarry Park and Nature Preserve on County Road 137)

**Net Rent:** \$5–6.50 PSF • **CAM & Taxes:** \$2.59 PSF

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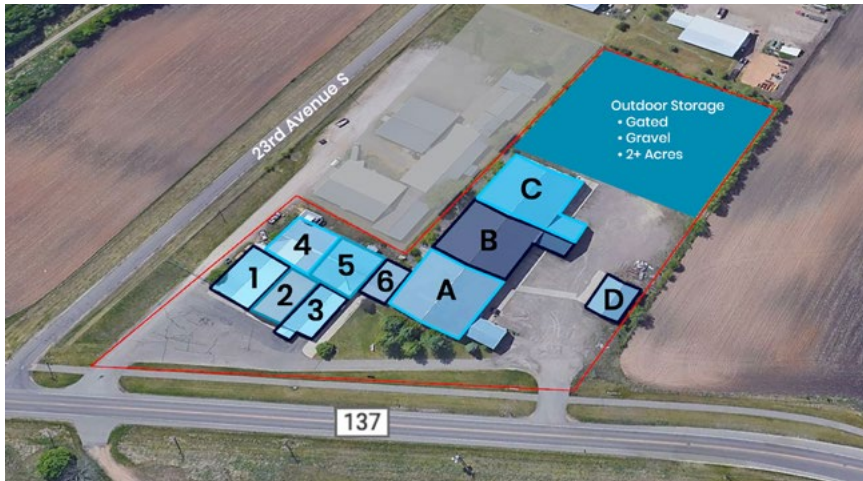
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**[CEGspaces.com/waite-park](https://CEGspaces.com/waite-park)**

**Commercial** Equities Group  
— Investment Real Estate Services



# Great Location • Outdoor Storage

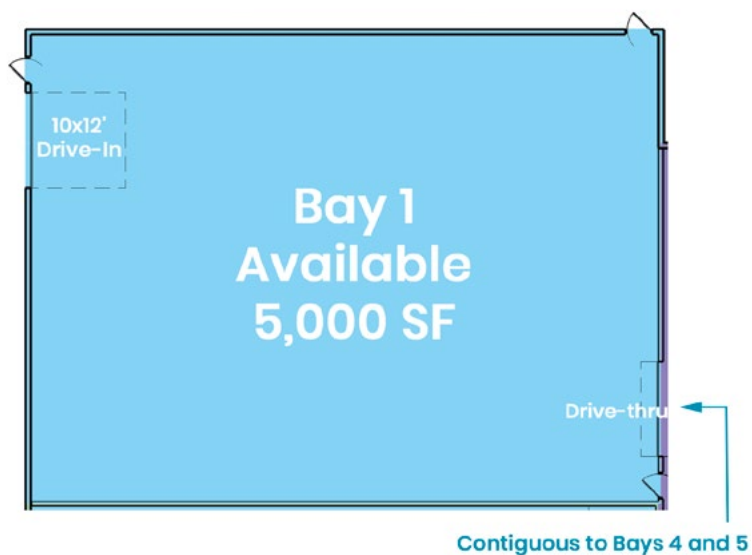


2 miles from Love's Travel Stop



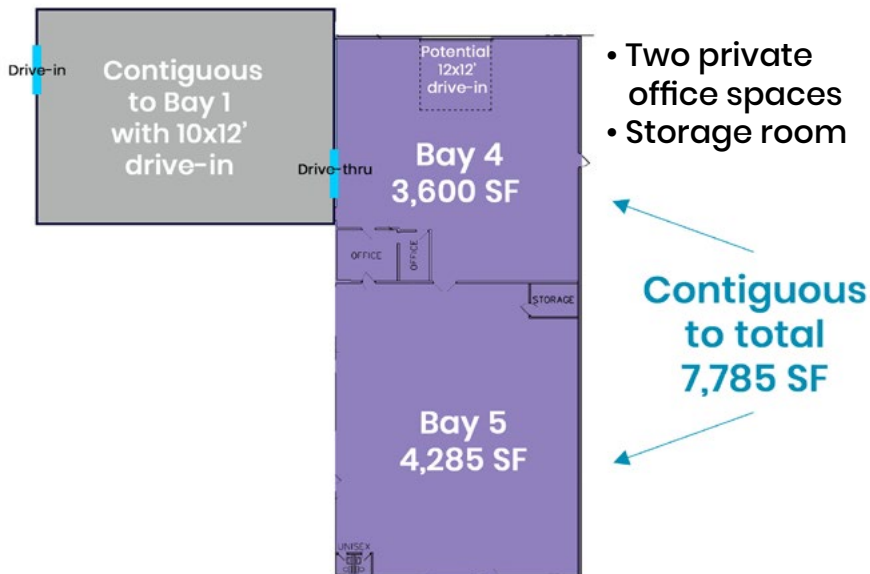


## Bay 1 Warehouse • End Cap Space



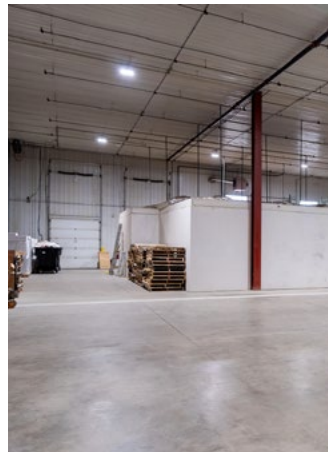
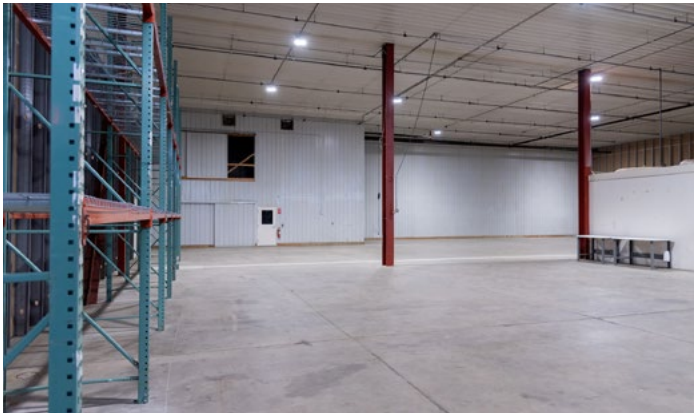
**Bays 4 & 5: 7,785 SF of warehouse**

## Bay 4 & 5 Warehouse • Offices + Storage





# Sublease 10,000 SF • Negotiable Terms



- Office/showroom
- 30x40' internal dock area
- Can add two 12x14' drive-ins
- High bay windows

