



FOR SUBLEASE! • 10,000 SF



WAITE PARK INDUSTRIAL

2330 County Road 137 | Waite Park, MN 56387

Industrial warehouse/office in West St. Cloud location sublease available now

- Prime location in 54,320 SF industrial multi-tenant building on 5.54 acres
- Under 4 years left on lease; negotiable terms
- Up to 22' clear height, 50' column spacing, 3 phase power, heat/AC
- 9,770 SF industrial, 768 SF office, and restroom
- Internal docking area with two docks, potential for future drive-ins
- Signage and ample parking
- 2 miles from I-94 and less than mile from Hwys 23 and 15

Net Rent: \$5.75 PSF • **CAM & Taxes:** \$2.59 PSF

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

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Great Location • Outdoor Storage



2 miles from Love's Travel Stop

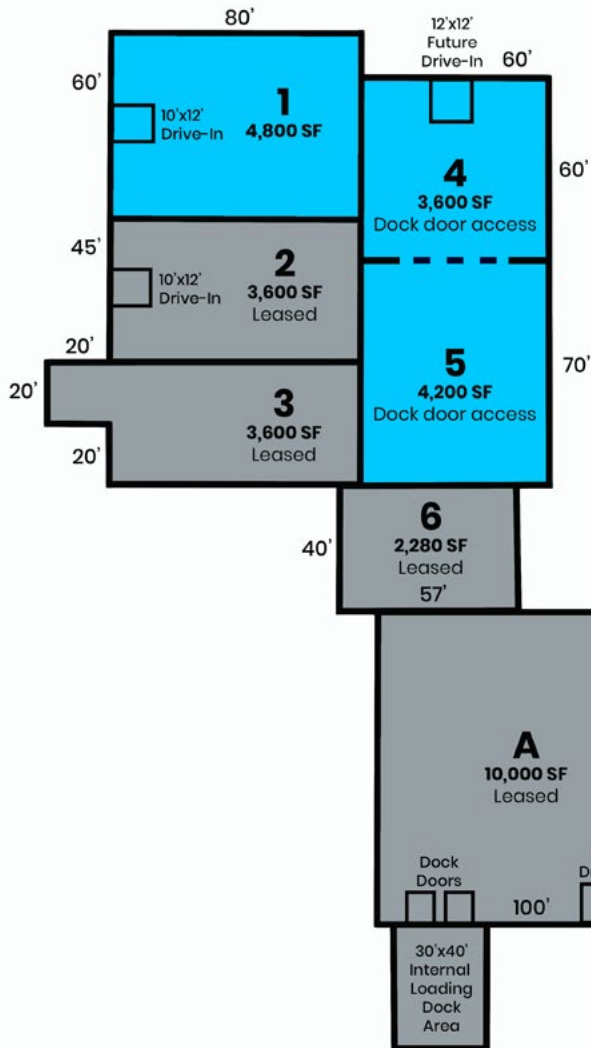


Additional Opportunity

- 2+ acres of gated outdoor storage for trucks, equipment, lumber, etc.
- Separate lease from indoor spaces and sublease



Multi-Tenant Building Plan



Bay 1 (4,800 SF)

Available now (\$6.50 PSF + CAM)

Bay 4 (3,600 SF)

Available June 1, 2025 (\$6.50 PSF + CAM)

Bay 5 (4,200 SF)

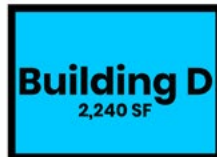
Available June 1, 2025 (\$6.50 PSF + CAM)

★ Bay B (10,000 SF) Sublease

Sublease, available now (\$6.50 PSF + CAM)

Building D (2,240 SF)

Available July 1, 2025 (\$5.5 PSF)



- 3 Drive-in Doors
- Electric



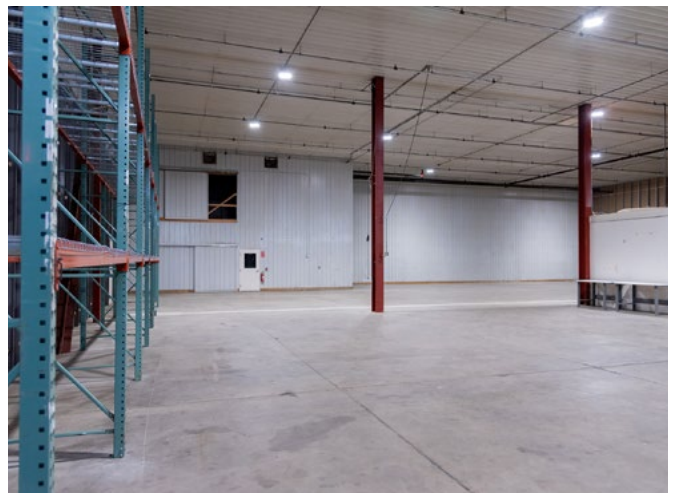
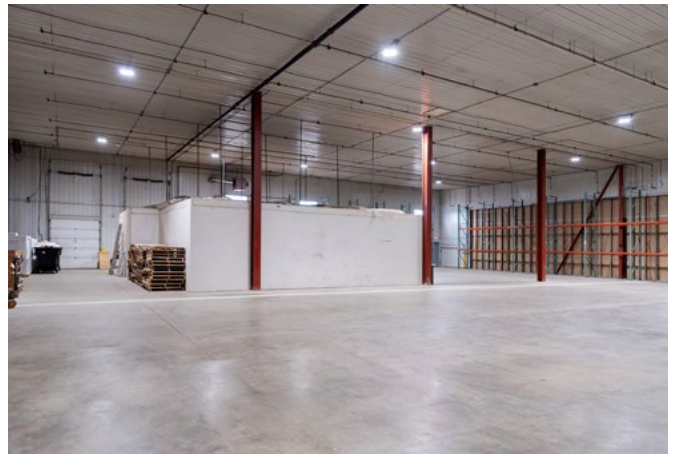
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Negotiable Terms



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