FOR SALE! • 108,495 SF

RIDGEWOOD INDUSTRIAL PARK
7402 Ridgewood Road, St. Cloud, MN 56303

CoMmercial Equities Group
Investment Real Estate Services

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Brian Potratz
612-269-7401
brian@CEGspaces.com

Jeff Salzbrun
612-428-3333
jeff@CEGspaces.com

CEGspaces.com

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RIDGEWOOD INDUSTRIAL PARK

PROPERTY

LOCATION HIGHLIGHTS:
- **Formerly Larry's Trucking**
- **Approximately 70 miles northwest of the Twin Cities**
- **43-acre site with convenient access to I-94, within 6 miles**

APN/PARCEL ID: 84533000295

LEGAL DESCRIPTION: 12-124-029 40.80A SE4NE4 & NE4SE4 LYING N OF RR LESS 16.20A & LESS RD

COUNTY: Stearns   **2025 TAXES**: $66,376.00

ZONING: I-1   **CLASS:** 233 – 3A COMMERCIAL LAND AND BUILDING

LOT AREA: 43.050758 AC   **BUILDING SIZE:** 123,340 SF

CLEAR HEIGHT: Varies by building   **COLUMN SPACING:** Varies by building

LOADING: Multiple exterior docks, drive-in doors, and levelers with cross-docking and onsite forklift available

PARKING: 60+ truck trailer leasing spots plus car parking

ELECTRICAL: 3 phase power

STORAGE: Equipment and inside/secure storage

LEASE TYPES: NNN, modified gross, month-to-month

LEASE TERMS: Negotiable, month-to-month, years

Ridgewood Industrial Park offers cold storage, heated units, and flexible warehouse space within an hour of Twin Cities in St. Cloud, Minnesota area. Zoning is open to other uses, such as recreation. Receive business support from Saint Cloud's highly skilled employee base, with over 17% of the total labor force living within a 10-mile radius employed in the warehousing sector.

RIDGEWOOD INDUSTRIAL PARK

The industrial park sits within six miles of Interstate 94 connectivity. Ridgewood currently offers short-term and long-term warehouse leasing with month-to-month options. Neighboring industrial businesses include Northern Metal Products, Simonson Lumber Distribution Facility, and Manion's Wholesale Building Supplies.

7402 RIDGEWOOD ROAD

SITE PLANS

Situated off Ridgewood Road on a 40-acre site, the property comprises five well-constructed industrial buildings to meet all warehousing and distribution needs.

- Cross docks; palette and load sized available
- Multiple loading docks with levelers
- Equipment and inside/secure storage; 60+ truck trailer leasing spots
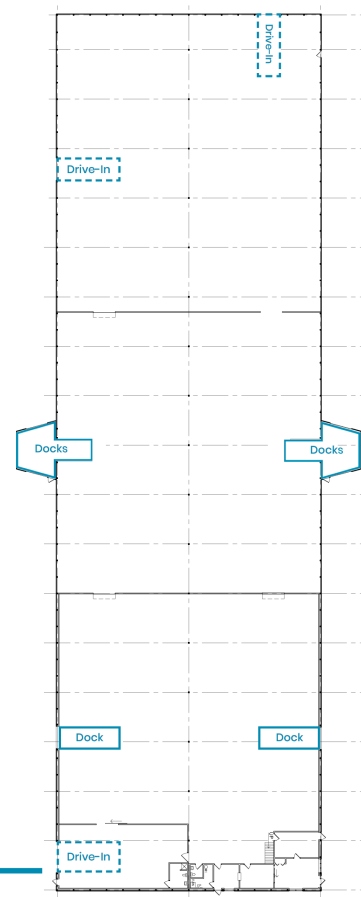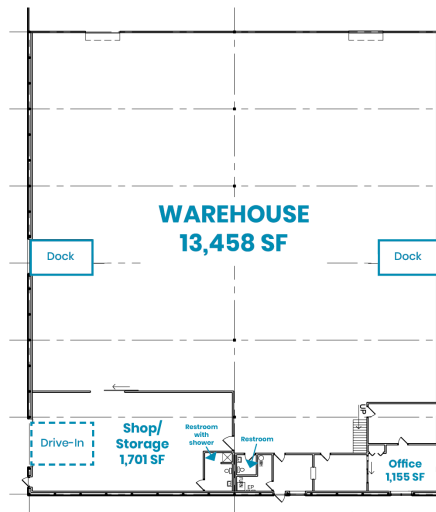- 100% replaced roofs (August 2023)
- Easy access to I-94

4 16,000 SF

3 18,340 SF

5 30,000 SF

1 48,000 SF

Office

2 11,000 SF

Office space
Restrooms w/shower

Ridgewood Road

304th Street

RIDGEWOOD PARK INDUSTRIAL

- 2 docks, 2 cross docks and 3 drive-ins

- Shop/insulated storage with drive-in

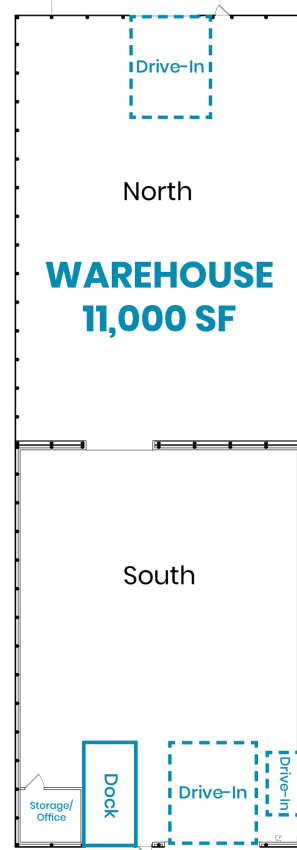- Private offices and restrooms (one with shower

- Levelers available

1

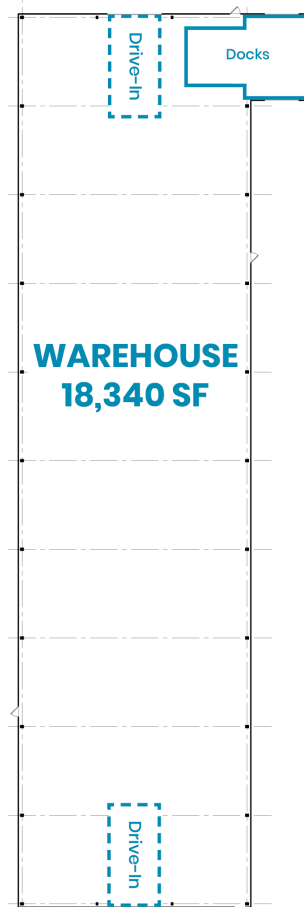**WAREHOUSE 13,458 SF**

Dock

Dock

Drive-In

Shop/ Storage 1,701 SF

Restroom with shower

Restroom

Office 1,155 SF

Drive-In

Drive-In

Docks

Docks

Dock

Dock

Drive-In

BUILDING 1

- 1 dock
- 2 drive-ins
- Storage/office
- Front 5,000 SF heated

2

Drive-In

North

WAREHOUSE 11,000 SF

South

Storage/Office

Dock

Drive-In

Drive-In

BUILDING 2

- 2 docks

- 2 drive-ins

- Levelers available

3

Drive-In

Docks

WAREHOUSE 18,340 SF

Drive-In

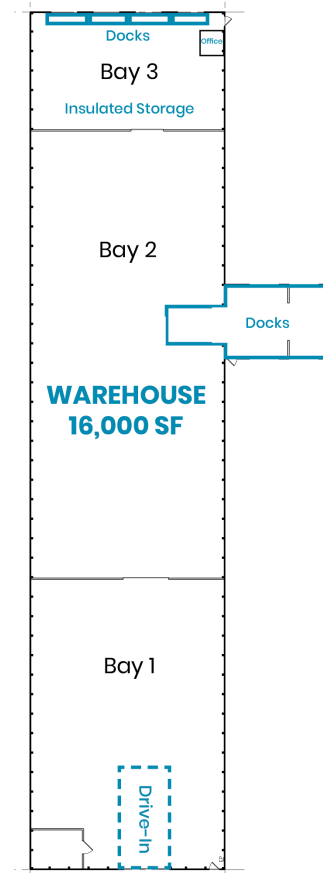

BUILDING 3

- 8 docks

- 1 drive-in

- Office – 143 SF

- Insulated storage – 2,160 SF

- Levelers available

4

Docks
Office

Bay 3

Insulated Storage

Bay 2
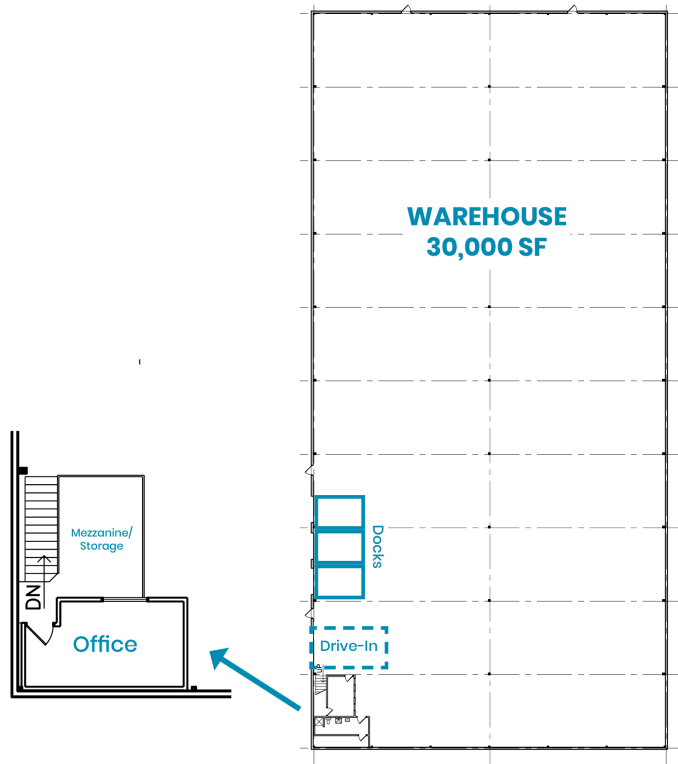
Docks

**WAREHOUSE
16,000 SF**

Bay 1

Drive-In

BUILDING 4

- 3 docks + levelers and dock seals

- 14x14' drive-in

- Mezzanine/storage and office

- Ample parking

- Extremely clean and well lit
  (previously used for wood and
  door distribution)

5

WAREHOUSE
30,000 SF

Mezzanine/
Storage

DN

Office

Docks

Drive-In

BUILDING 5

BUILDINGS + TRAILER TRUCK PARKING

BUILDING 1

BUILDING 2

BUILDINGS 1, 2, 3 & 4

BUILDING 5

EXTERIOR

ST. CLOUD

Ridgewood Industrial Park is located in St. Joseph, a city part of the St. Cloud area. Other cities directly bordering St. Cloud include Waite Park, Sauk Rapids, Sartell, St. Augusta, and Rockville.

Stearns County's population is approximately 161k, making it the eighth most populated county in the state.

St. Cloud has a population of roughly 68,881 people. The larger metropolitan area has an estimated population of 206,000.

One of Minnesota's fastest-growing metropolitan areas, the St. Cloud area has notable growth in manufacturing, healthcare, and professional services.

By leveraging its manufacturing history and fostering innovation, St. Cloud is becoming a high-tech hub.

St. Cloud's Metropolitan Statistical Area (MSA) has a total real GDP of $11,098.395 million (in chained 2017 dollars, not seasonally adjusted).
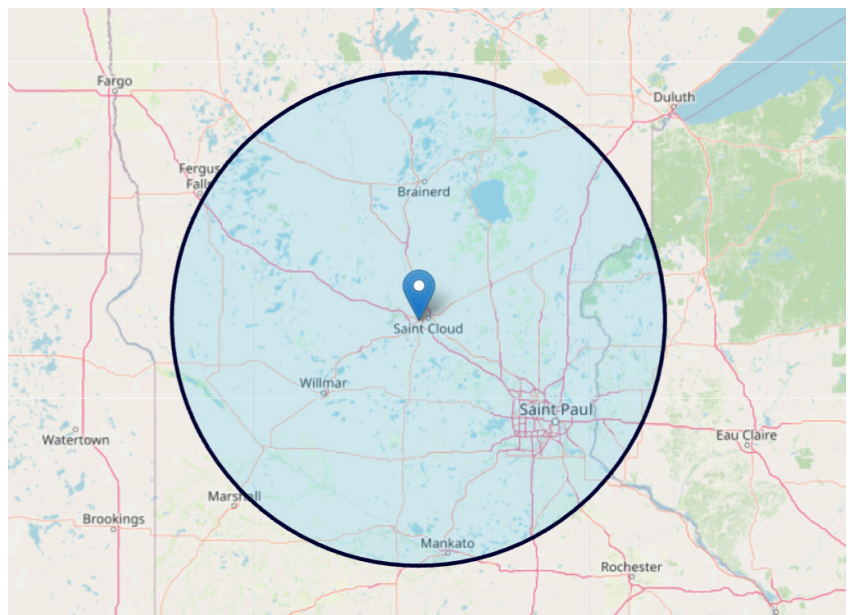
The median household income in 2023 was $61,112.

Important traffic corridors in the city for easy access include:

- Stearns County Road 75
- State Highway 23
- Interstate 94

MN cities within a 100 miles include: Twin Cities metro, Brainerd, Mankato, Sartell, Rochester, Bloomington, and Anoka

Cities within 200 miles include: Eau Claire and La Crosse, WI, Rochester, MN, and Fargo, ND

100 mile radius