



**FOR LEASE! • 4,800 SF**



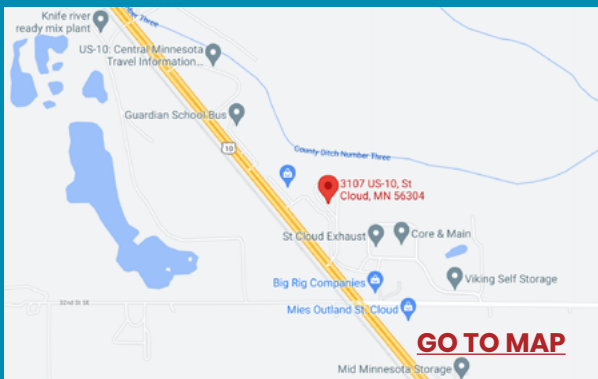
## **ST. CLOUD SHOP/WAREHOUSE**

**3107 Hwy 10 | St. Cloud, MN 55304**

### **Recently built metal building with immediate access to Hwy 10**

- Two 10x12' overhead doors; one approximately 12x12' side sliding door
- 14' clear ceiling height
- Concrete floor and fenced lot
- 3 phase/1,200 amps; separately metered & paid by tenant
- Option for outdoor vehicle, semi trucks/trailers, inventory and equipment storage
- Limited light vehicle maintenance only
- Located 48 miles from Minneapolis/St. Paul and 5 miles south of St. Cloud

**Gross Rent:** \$6 PSF • Plus electric



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**Commercial** Equities Group  
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## Outdoor Storage • Overhead Doors

