



# INDUSTRIAL FOR LEASE!



## RIDGEWOOD INDUSTRIAL PARK

7402 Ridgewood Road, St. Cloud, MN 56303

**UP TO 25,000 SF**

**EXCELLENT  
OFFICE/  
WAREHOUSE IN  
INDUSTRIAL HUB**

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**Co**mmercial Equities Group  
— Investment Real Estate Services



# THE PROPERTY

**Ridgewood Industrial is a five building industrial park & Truck Parking Club within an hour of Twin Cities.**

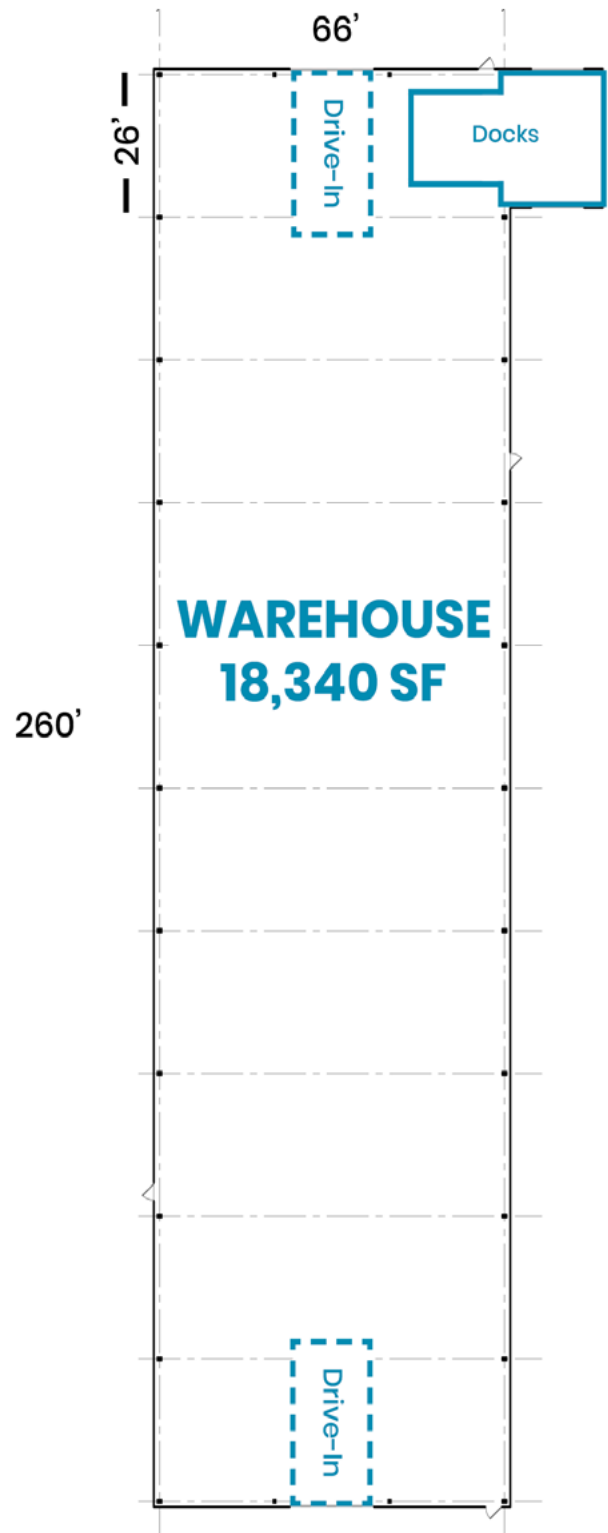
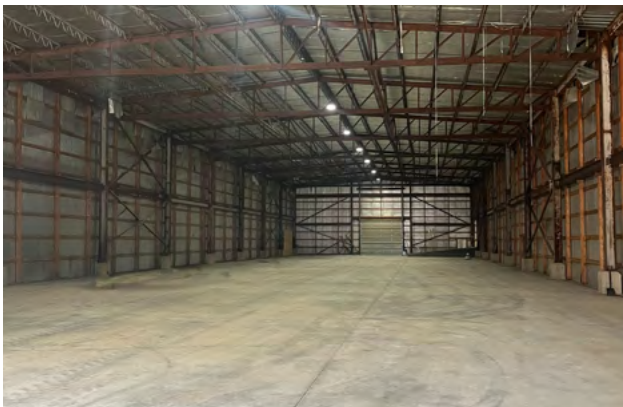
- Dry storage, heated units, office, and warehouse spaces
- Cross docks; palette and load sized available
- Multiple loading docks with levelers
- Equipment and inside/secure storage
- 100% replaced roofs (August 2023)
- Truck Parking Club: 60+ truck trailer leasing spots
- Website: [CEGspaces.com/ridgewood](https://CEGspaces.com/ridgewood)



# BUILDING 3 INFO

## 18,340 SF AVAILABLE

- 2 docks & 2 drive-ins
- Cross docking
- Levelers available
- Ample parking



**BASE RENT: \$5.50 PSF**

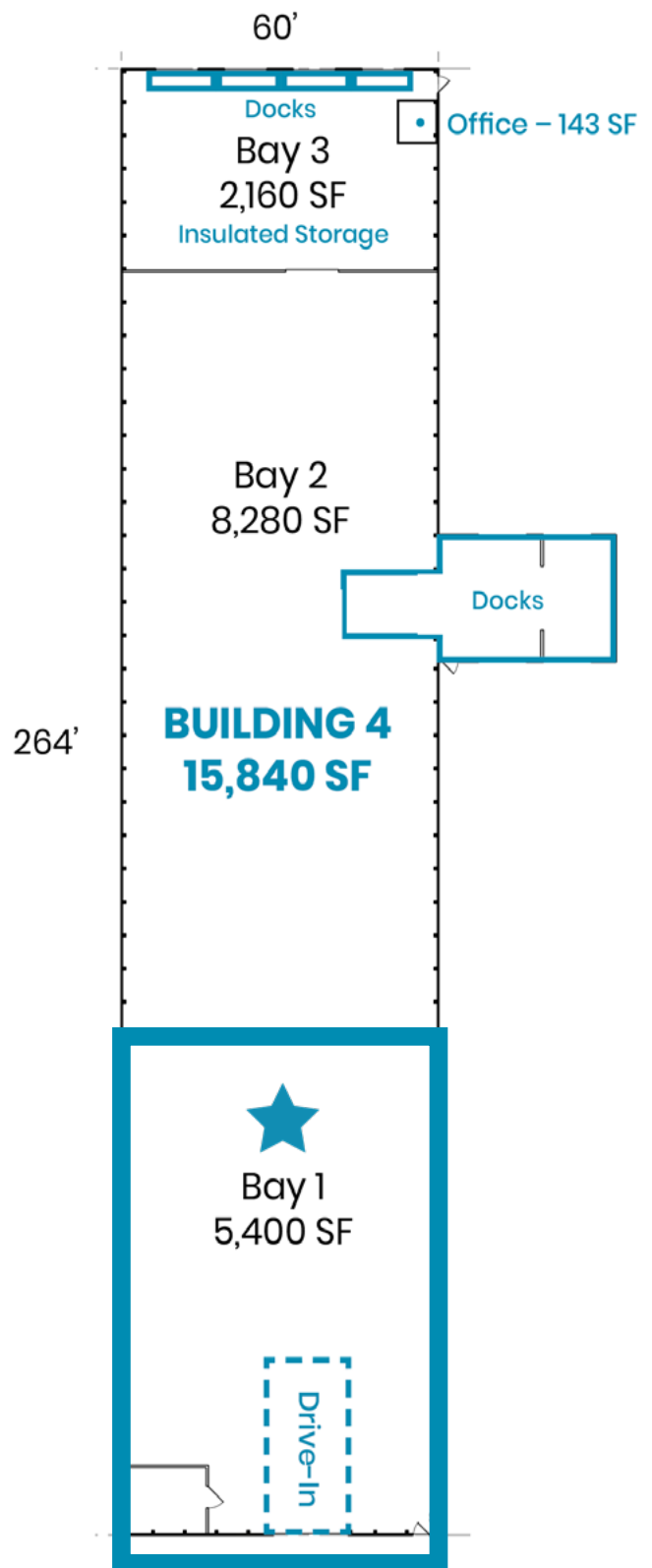
**EST. OPERATING EXPENSES: \$1.10 PSF**



# BUILDING 4 INFO

## BAY 1: 5,400 SF AVAILABLE

- 1 drive-in
- Storage room



**BASE RENT: \$5.50 PSF**

**EST. OPERATING EXPENSES: \$1.10 PSF**

# OFFICE SPACE



**BASE RENT: \$10.00 PSF**

**EST. OPERATING EXPENSES: \$1.10 PSF**



# THE LOCATION

**Ridgewood is located in the St. Joseph, Waite Park, and St. Cloud area with easy access to I-94.**

- Known as a thriving regional center of commerce with agricultural and industrial roots
- St. Cloud is the third-largest metropolitan area in the state and one of the fastest-growing
- Within one hour of the Twin Cities
- Important traffic corridors include: Stearns County Road 75, State Highway 23, State Highway 15, and Interstate 94

