



FOR LEASE! • 1,000–51,250+ SF



RIDGEWOOD INDUSTRIAL PARK

7402 Ridgewood Road | St. Cloud, MN 56303

Cold storage, heated units, and flexible warehouse space within an hour of Twin Cities

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

Net Rent: \$3–6 PSF • **Est. Operating Expenses:** \$1.25 PSF
Gross Rates Available

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Commercial Equities Group
— Investment Real Estate Services

Industrial Park Site Plan



1 Building 1: 48,000 SF (Part. Leased)

- 6 docks, 3 drive-ins
- Common area restrooms with shower
- Office and shop

2 Building 2: 11,000 SF

- 1 dock, 3 drive-ins
- Front 5,000 SF heated

3 Building 3: 18,340 SF

- 2 docks, 2 drive-ins
- 26' clear

4 Building 4: 16,000 SF (Part. Leased)

- 8 docks, 1 drive-in
- Office (384 SF) and insulated storage: 2,160 SF

5 Building 5 – 30,000 SF (Leased)

- 3 docks, 1 drive-in

- 14' drive-in doors that permit inside loading
- 20' sidewalls permit double stacking
- Some short term space available
- Common restrooms with shower in Bldg. 1

Cross Docking Available

