



INDUSTRIAL FOR LEASE!



RIDGEWOOD INDUSTRIAL PARK BUILDING 5

7402 Ridgewood Road, St. Cloud, MN 56303

30,000 SF

**EXCELLENT
OFFICE/
WAREHOUSE IN
INDUSTRIAL HUB**

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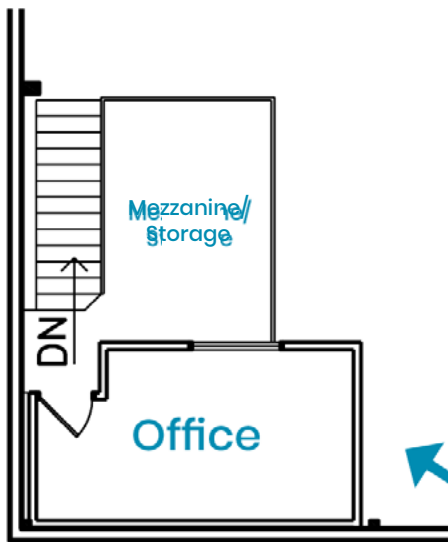
jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

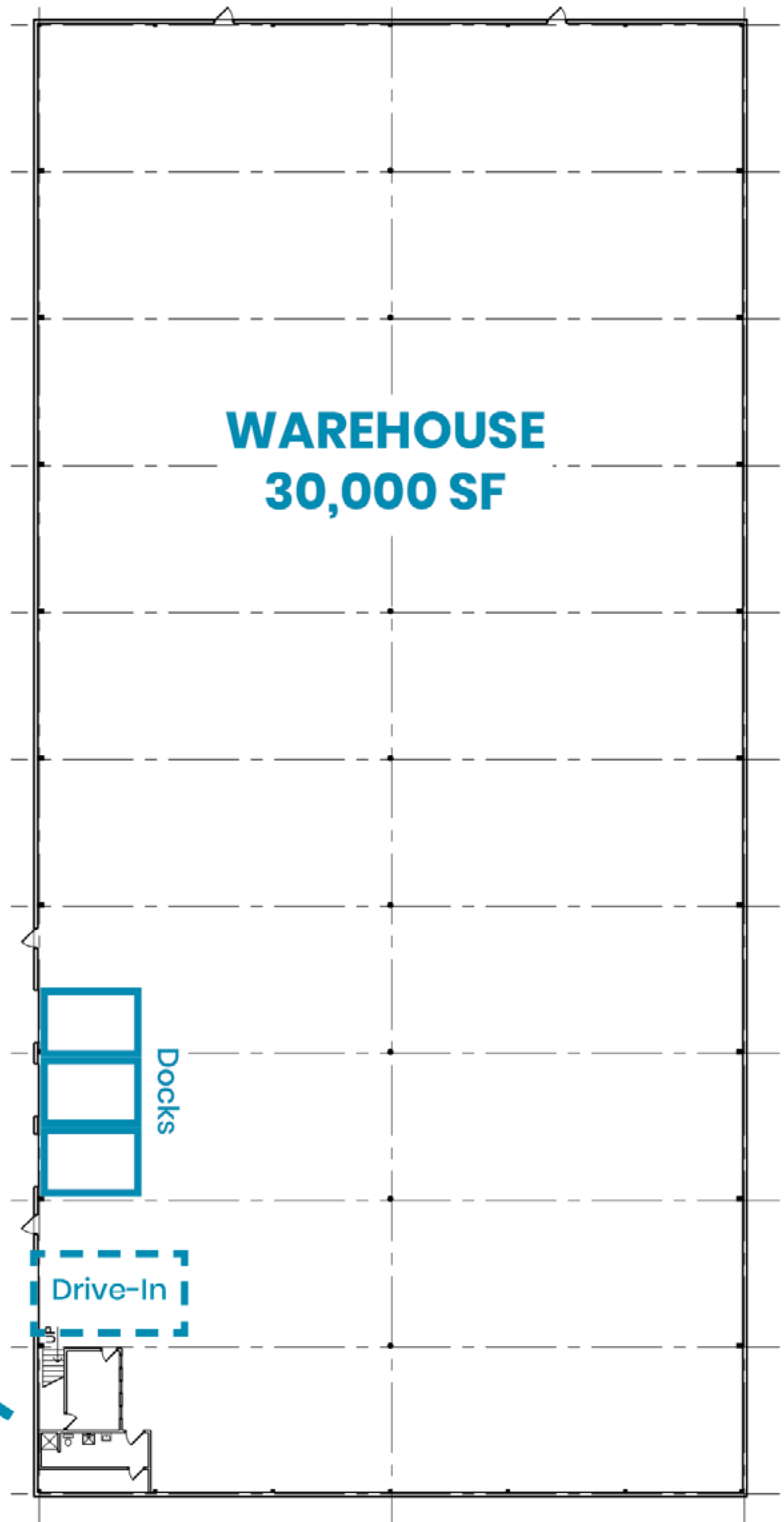
SPACE INFO

BUILDING 5 – 30,000 SF

- 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



BASE RENT: \$5.50 PSF

EST. OPERATING EXPENSES: \$1.10 PSF

THE PROPERTY

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



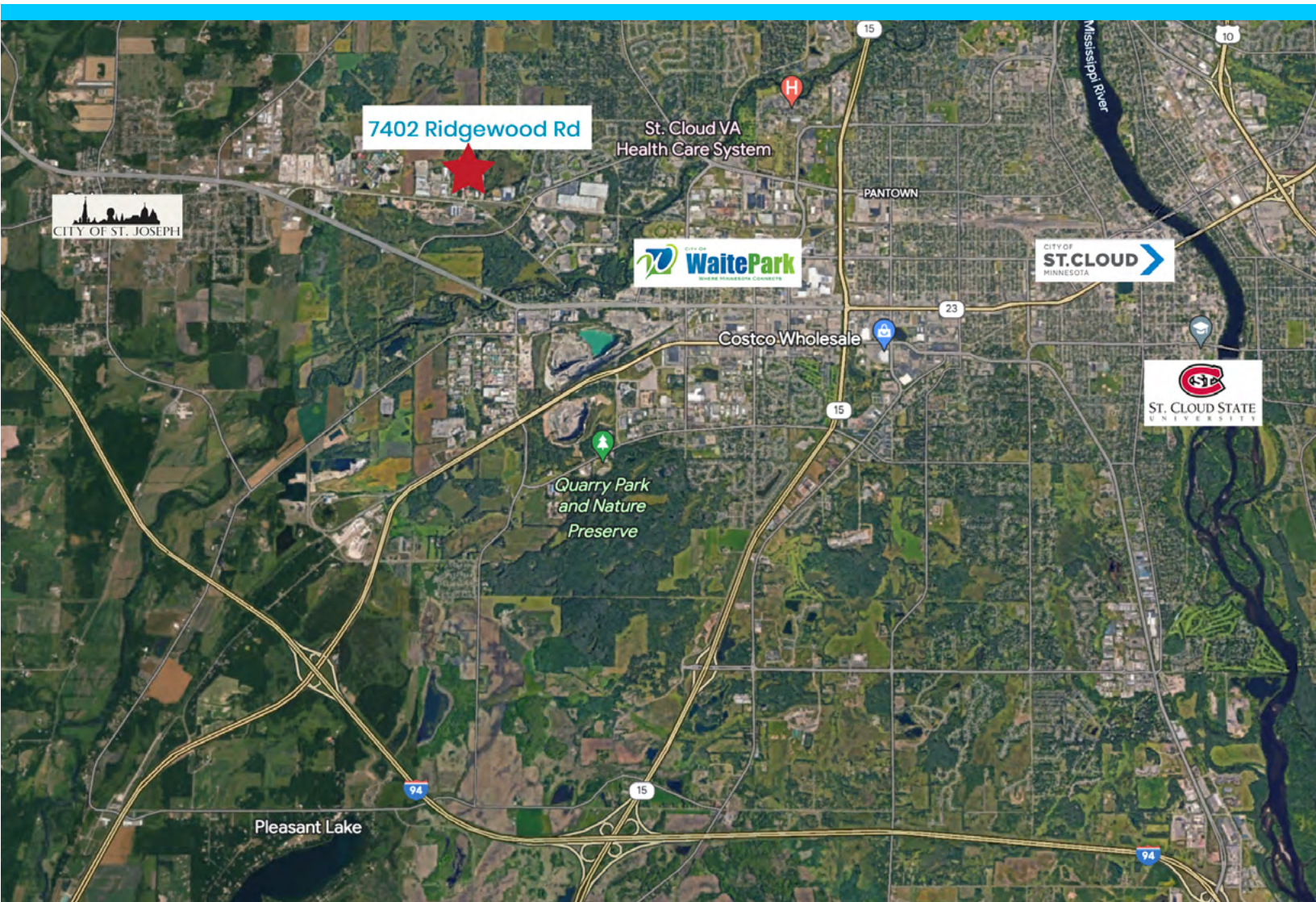
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THE LOCATION

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



THE SPACE

