



FOR LEASE! • 946-10,678 SF



ST. JOE WAREHOUSE

545 8th Ave NE | St. Cloud, MN 56734

Office/warehouse/shop spaces and storage units about an hour from Minneapolis

- Clean and well-maintained commercial property on 3.85 acres
- Three building complex with separate meters for electric and heat
- 11 total drive-in bays
- 10+ parking spaces
- Excellent location in the St. Cloud, Waite Park, and St. Joseph manufacturing hub
- Easy access to I-94 from County 2 and 75

Base Rent: \$7+ • Est. Operating Expenses: \$2.50

Curran Poganski

320-291-9297

[**curran@cegspaces.com**](mailto:curran@cegspaces.com)

Jeff Salzbrun

612-428-3333

[**jeff@CEGspaces.com**](mailto:jeff@CEGspaces.com)

Brian Potratz

612-269-7401

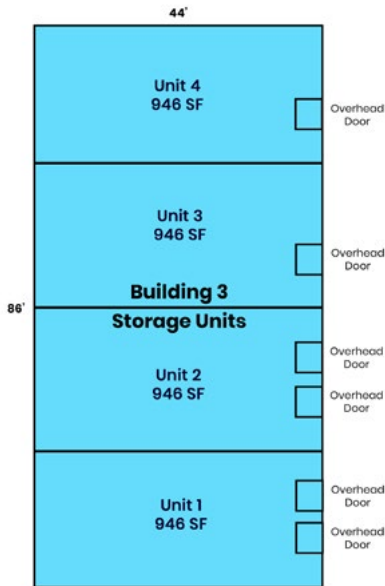
[**brian@CEGspaces.com**](mailto:brian@CEGspaces.com)

[**CEGspaces.com/st-joe**](https://CEGspaces.com/st-joe)

[**GO TO MAP**](#)

Commercial Equities Group
— Investment Real Estate Services

Warehouse, Office/Display & Storage Space



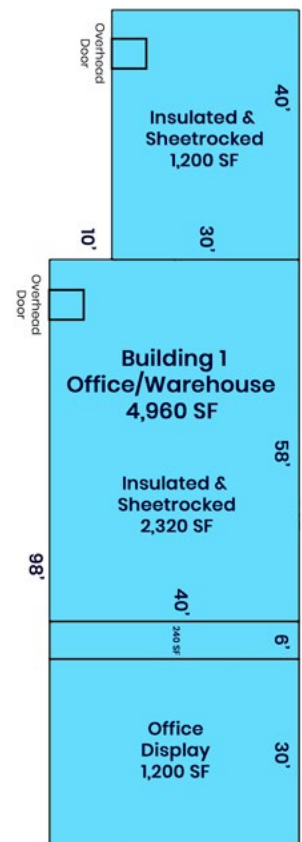
Building 3: 2,838 SF total Available immediately

- 3 storage units (946 SF each)
- Multitenant building with 6 total storage units
- Units are heated/cooled and have floor drains
- 1 overhead door and 1 service door



Building 2: 2,880 SF Available July 1, 2024

- Clean & heated shop space with floor drains, private bathroom, & private office
- 2 overhead doors plus outside storage



Building 1: 4,960 SF total Available immediately

- 1,440 SF office, 2,320 SF showroom
- 1,200 SF warehouse/storage
- 2 overhead doors

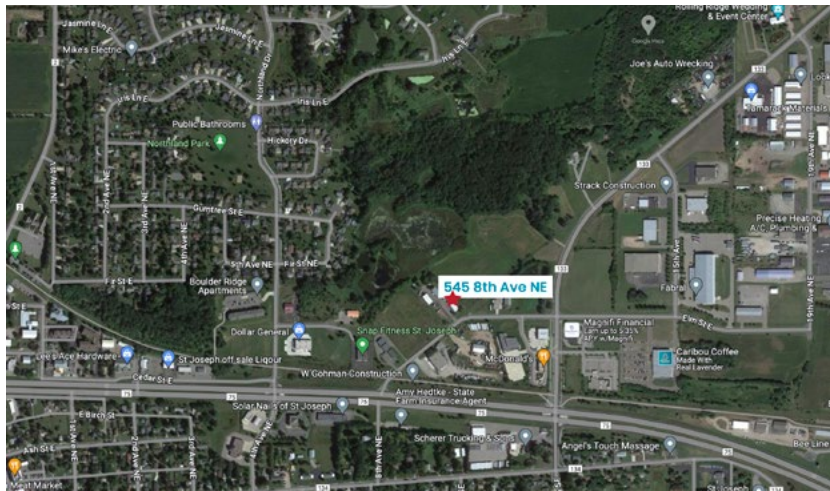


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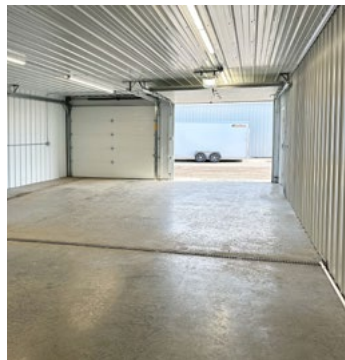
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Location • Building 1: Office/W/Display



Building 2: Shop/Office • Building 3: Storage



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