



FOR LEASE! • 2,000–17,000 SF



WAITE PARK INDUSTRIAL

2330 County Road 137 | Waite Park, MN 56387

Industrial warehouse/office in West St. Cloud location

- 54,320 square foot industrial multi-tenant building on 5.54 acres
- Up to 22' clear height, 3 phase power, dock and drive-in doors
- 50' column spacing
- Signage and ample parking
- 2+ acres of gated outdoor storage for trucks, equipment, lumber, etc. – separate lease from indoor spaces
- 2 miles from I-94 and less than mile from Hwys 23 and 15

Net Rent: \$5.50–\$6.50 PSF • **CAM & Taxes:** \$2.59 PSF

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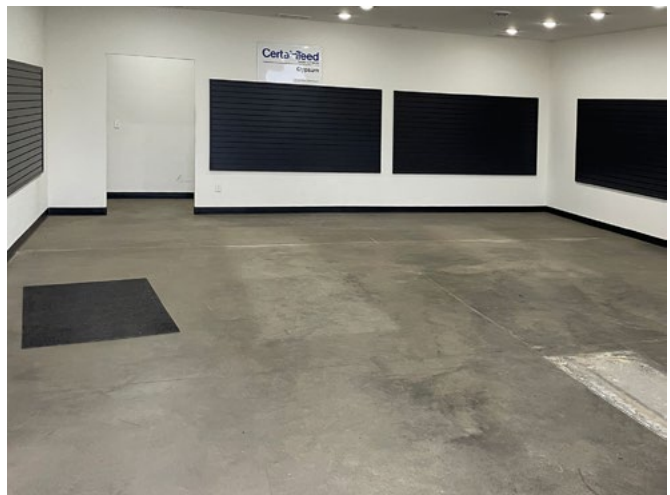
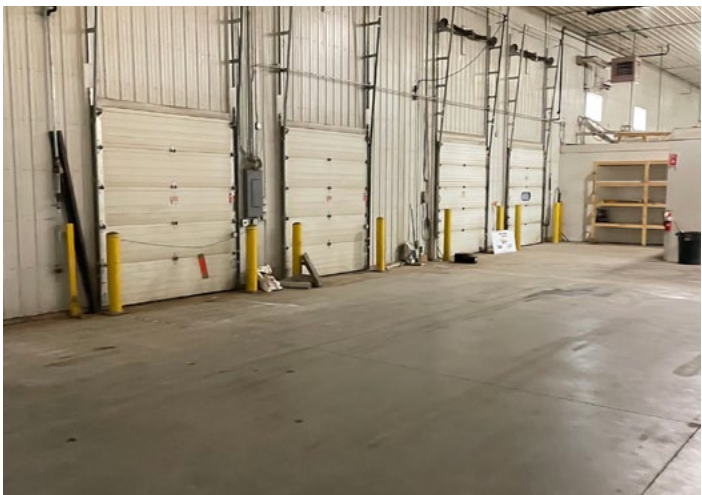
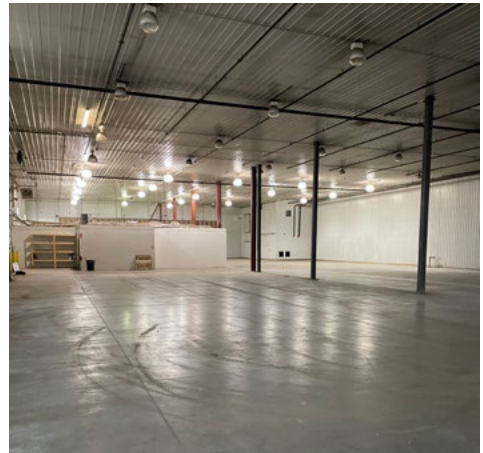
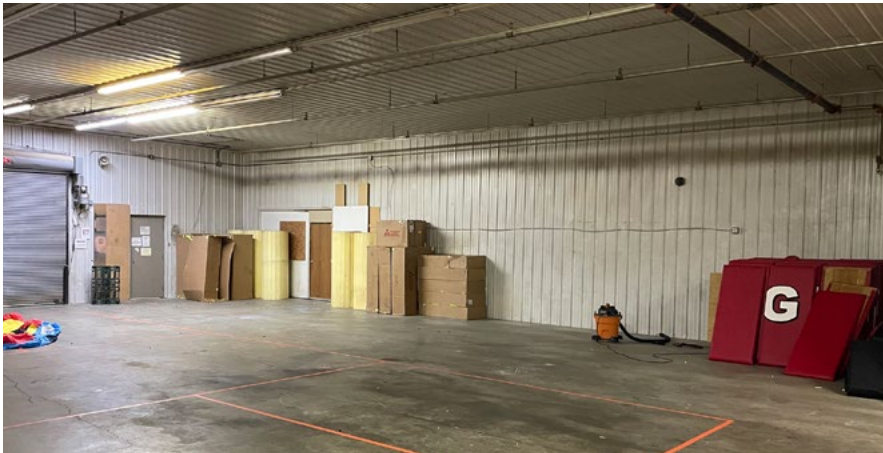
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[GO TO MAP](#)

Commercial Equities Group
— Investment Real Estate Services

Multi-Tenant Industrial Property



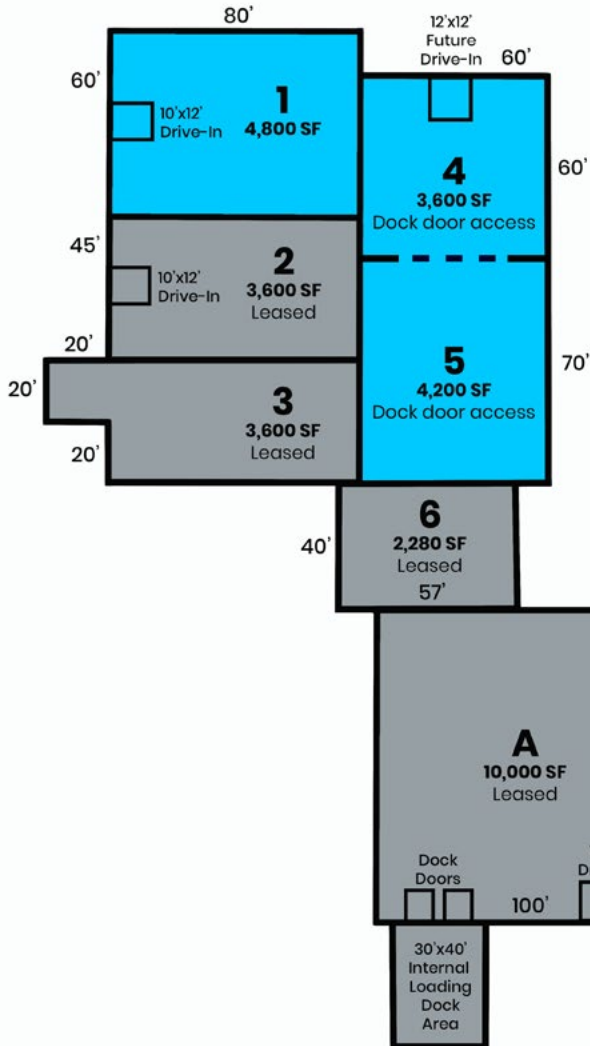
Great Location • Outdoor Storage



2 miles from Love's Travel Stop



Multi-Tenant Building Plan



Bay 1 (4,800 SF)

Available January 1, 2024 (\$6.50 PSF + CAM)

Bay 4 (3,600 SF)

Available June 1, 2024 (\$6.50 PSF + CAM)

Bay 5 (4,200 SF)

Available June 1, 2024 (\$6.50 PSF + CAM)

Building D (2,240 SF)

Available now (\$5.5 PSF)

Building D 2,240 SF

- 3 Drive-in Doors
- Electric



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