



INDUSTRIAL FOR LEASE!



HIGHWAY 10 LIGHT INDUSTRIAL

3510 31st Street SE, St. Cloud, MN 56304

12,800 SF

**SINGLE TENANT
INDUSTRIAL
IN FANTASTIC
LOCATION**

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Commercial Equities Group
— Investment Real Estate Services

THE PROPERTY

This two-building single tenant property is an excellent opportunity for light industrial services. Its direct highway access is a bonus.

- Current area for lease is 2.37 of an 8.14-acre site
- With immediate access to a major highway, the property is suitable for logistics-focused businesses
- Lot size makes it ideal for warehouse or storage facility
- Website: CEGspaces.com/stcloud



SPACE INFO



Building 2: 9,600 SF

- Shop plus 2,000 SF of retail
- Three 8'x8' overhead doors
- 10' clear height
- Forced air heating and AC
- Steel lined interior and ceiling
- Private office, reception area, and restroom

Building 3: 3,200 SF

- Two 12'x10' overhead doors
- Floor drain
- Hanging Reznor natural gas furnace



Exterior platform docking



Option for outdoor vehicle, semi-trucks/
trailers, inventory, and equipment storage

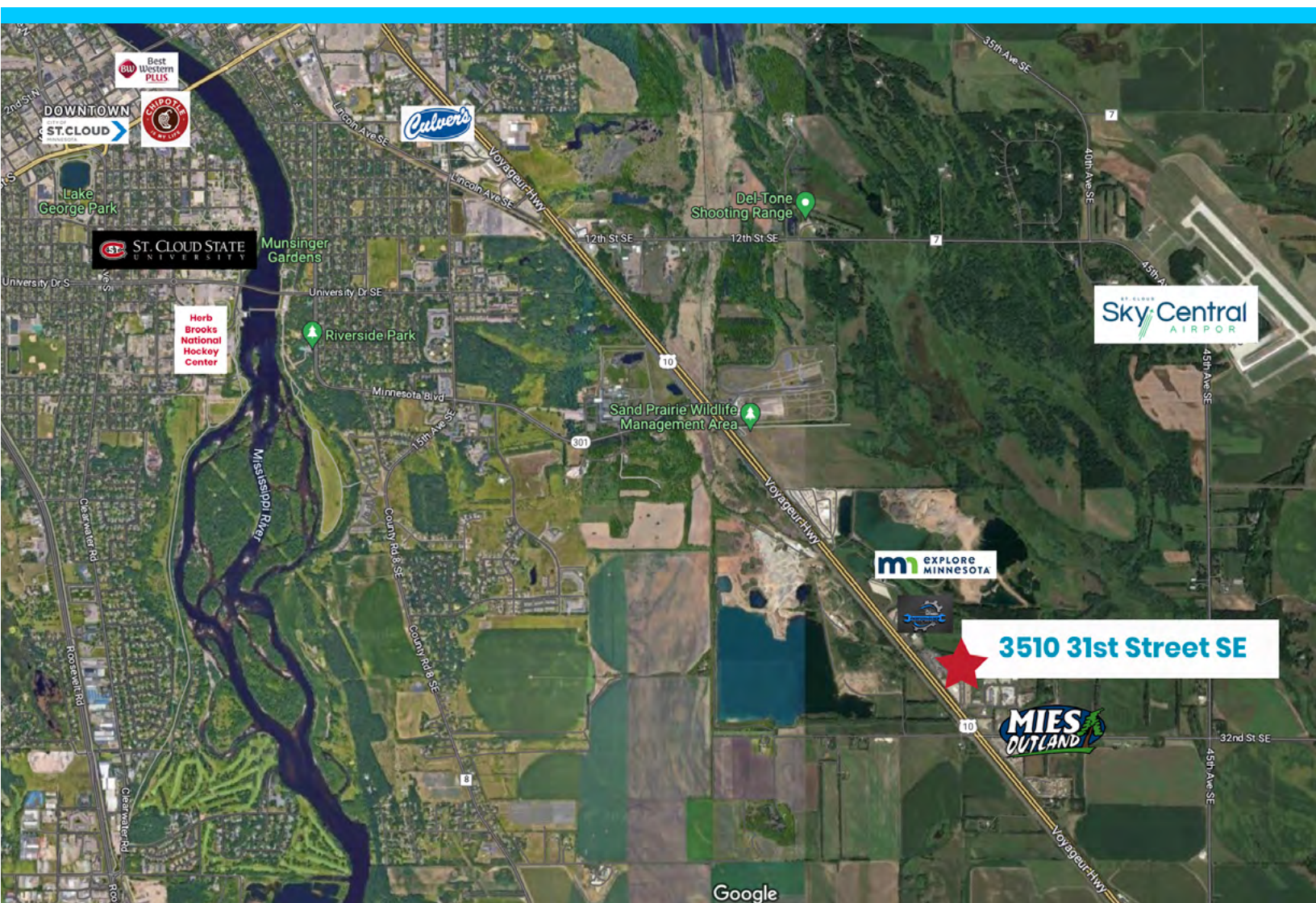
BASE RENT: \$5.00 PSF

OPERATING EXPENSES: TENANT RESPONSIBILITY

THE LOCATION

St. Cloud is a thriving regional center of commerce with agricultural and industrial roots.

- The Highway 10 location provides easy access to State Highway 23, State Highway 15, and Interstate 94
- About one hour from the Twin Cities metro
- Additional MN cities within 100 miles include: Brainerd, Mankato, Sartell, Rochester, Bloomington, Coon Rapids, and Anoka
- The city is the third-largest metropolitan area in the state and one of the fastest-growing



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