



Freezer / Cooler Building For Sublease

**2845 4TH STREET S
WAITE PARK, MN 56301**

Available Space:

18,000 SF- Total

Loading:

Two (2) Dock Doors
(with levelers)

Clear Height:

21'-22'

Lease Rates:

\$11.00 PSF Net

2025 Taxes:

\$21,303.96

Sublease Expiration:

02/28/2027

Property Highlights:

- Building also available for purchase
- Building also available for long-term lease
- Building could be expanded
- Entire Building can be brought to 0 degrees
- Blast Freezer (2,100 SF) capable of extreme cold temps
- NW (4,900 SF) portion of the building has ability to control the temp from 0 degrees to 70 degrees with a variance of 1-2 degrees
- Racking available
- Exterior Truck Plug-ins
- 1993 construction

For information, please contact:

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Executive Managing Director

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Director

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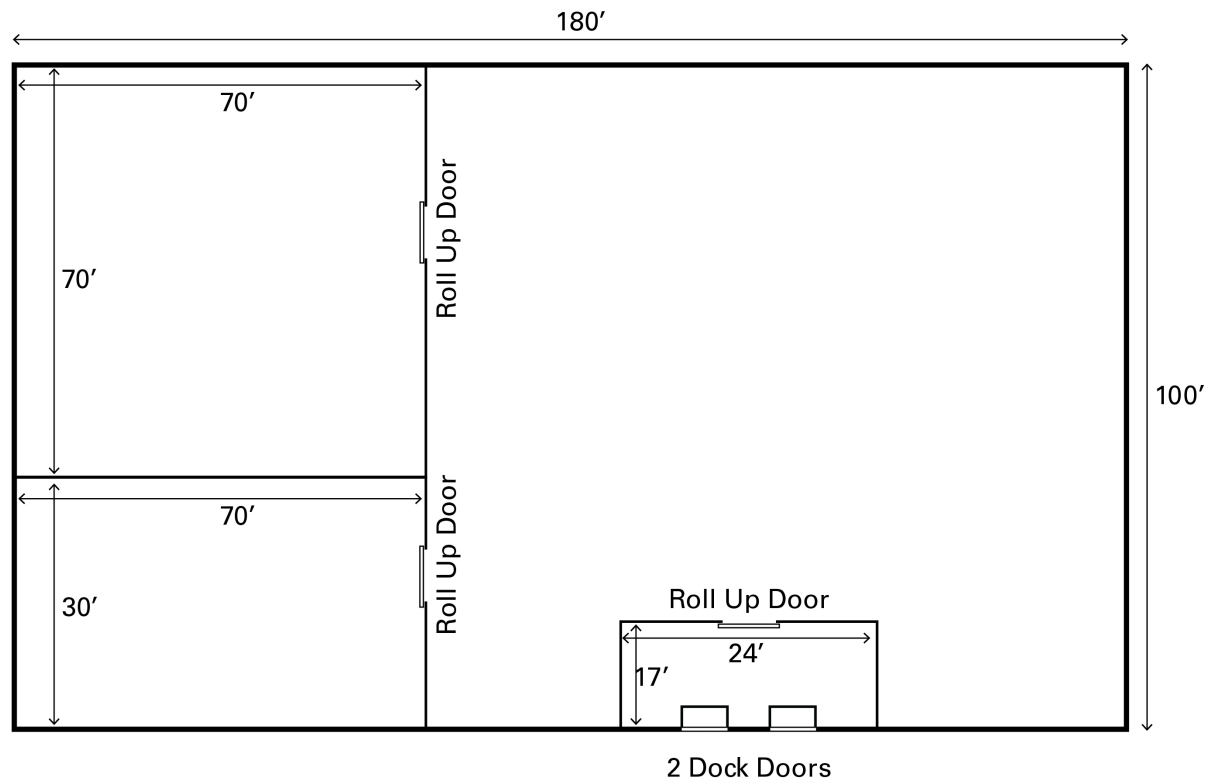
100 South Fifth St, Suite 2100
Minneapolis, MN 55402

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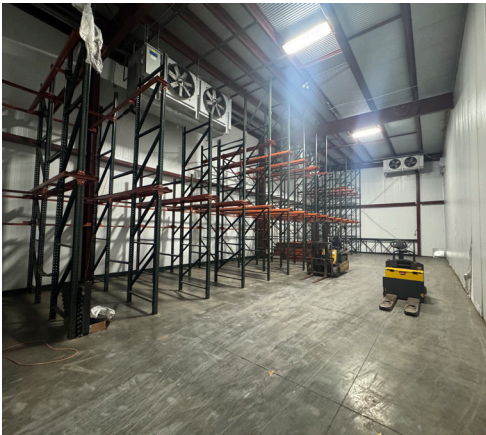
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Floor Plan



Photos



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