

For Lease

162,500 SF Industrial Development
72,500 SF Available

Interstate Business Center

6704 8th Ave South, St. Cloud
Newly Built – State of the Art



Accelerating success.



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Interstate Business Center

- Located in St. Cloud's most premier industrial park
- 1st westbound I-94 exit to St. Cloud
- 45 miles northwest of Minneapolis-St. Paul
- 162,500 total SF building
- 72,500 SF available
- 25,000 SF minimum divisible
- Development offers an opportunity to locate your business near some of the region's largest industry leaders.
- Current Tenants include MN Air & Allstate Peterbilt

Nearby Businesses

Development offers an opportunity to locate your business near some of the region's largest industry leaders. Nearby businesses include:

- Arctic Cat
- Associated Wholesale Grocers (AWG)
- FedEx Ground
- Anderson Trucking Services
- New Flyer
- Amazon

Property Features

New Construction – Completed October 2023

Address	6704 8th Ave South, St. Cloud
Building SF	162,500 SF
Available SF	72,500 SF
Min. Divisible	25,000 SF
Clear Height	32'
Construction	Pre-cast
Loading	23 docks, 12 initial, 4 16' at grade doors
Sprinklers	ESFR
Lighting	LED
Column Spacing	50' x 50'



Lease Rate

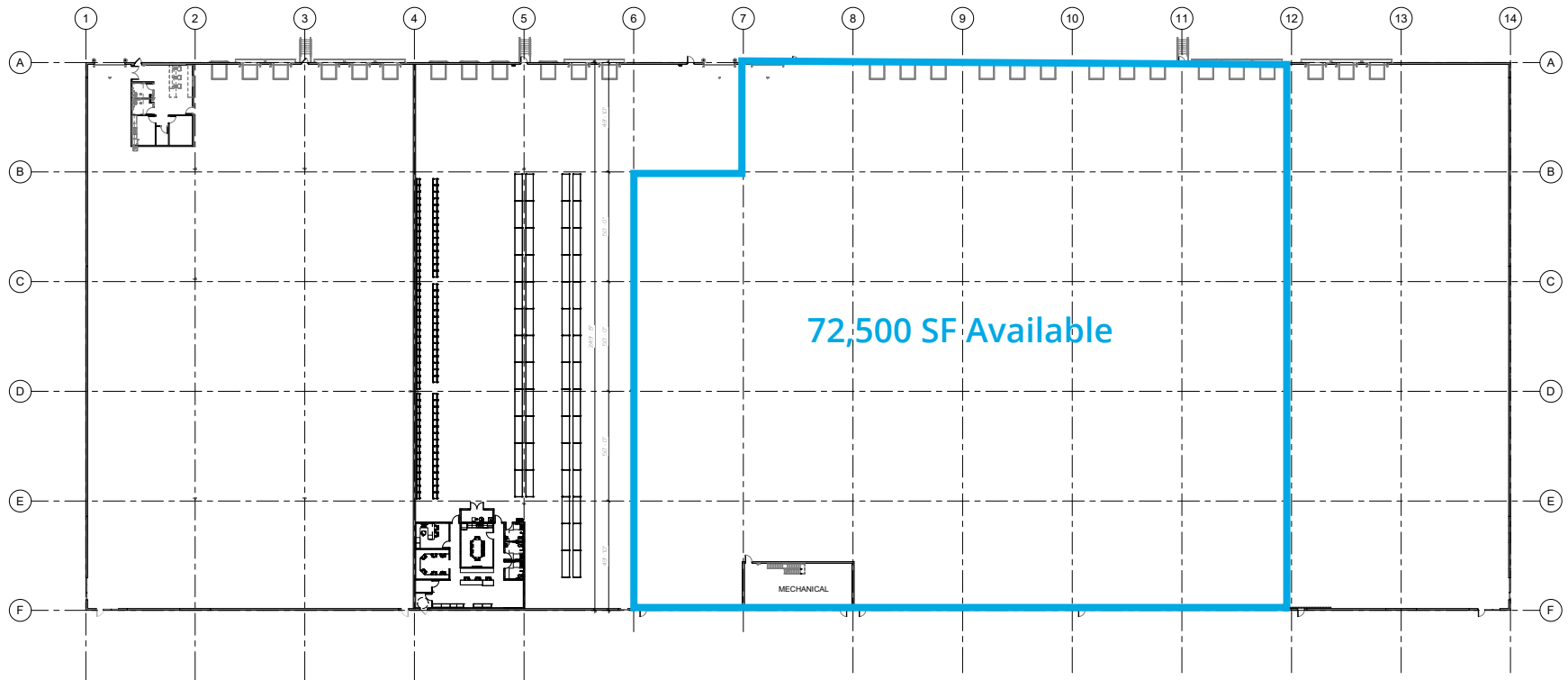
\$7.50 PSF Net

\$1.50 PSF CAM (2024 est.)



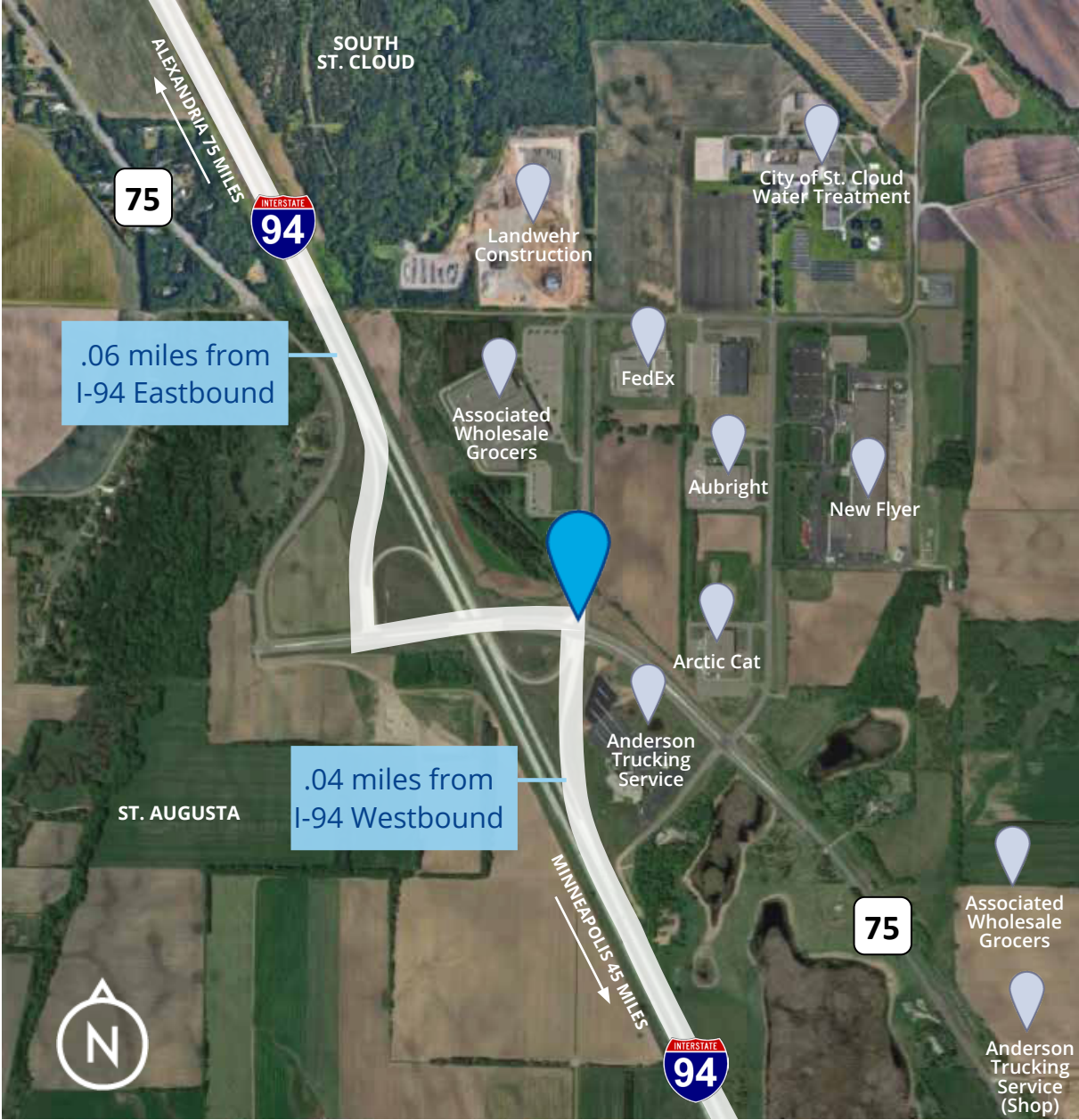


Floor Plan



Site Plan & Aerial

Accessibility from I-94





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