



# INDUSTRIAL FOR LEASE!



## HIGHWAY 10 LIGHT INDUSTRIAL

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

**4,800–17,600 SF**

**INDUSTRIAL  
IN FANTASTIC  
LOCATION**

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**Co**mmercial Equities Group  
— Investment Real Estate Services

# THE PROPERTY

**This two-building single tenant and one storage building property is an excellent opportunity for light industrial services. Its direct highway access and storage options are bonuses.**

- 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](http://CEGspaces.com/stcloud)



# SPACE INFO



## Building 1: 4,800 SF

- 14' clear
- Two 10x12' overhead doors
- One approx. 12x12' side sliding door
- Concrete floor; not heated
- 3 phase/1,200 amps; separately metered & paid by tenant
- Option for outdoor vehicle, semi trucks/trailers, inventory, and equipment storage in fenced area
- Limited light vehicle maintenance only



Bldgs. 2 & 3: Exterior Platform Docking

## 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
- Outdoor storage option

## Building 3: 3,200 SF

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

**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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# BUILDING 1



Warehouse Storage with Two Drive-ins



Outdoor Storage Option



View Upon Entrance



3 phase/1,200 amps



Warehouse Exterior

# BUILDINGS 2 & 3



Building 3: Warehouse & Drive-in Doors



Building 3: Warehouse & Storage



Building 3: Office



Building 2: Warehouse



Building 3: Restroom



Building 3: Warehouse



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