

# MINNESOTA COLD CENTRAL

Newly Renovated, Freezer/Cooler Warehouse

±274,240 SF Total, Divisible to ±43,000 SF

For Sale or Lease (partially leased)



519 28TH AVE. S, WAITE PARK, MN 56387  
(60 MILES NW OF MSP OFF INTERSTATE 94)

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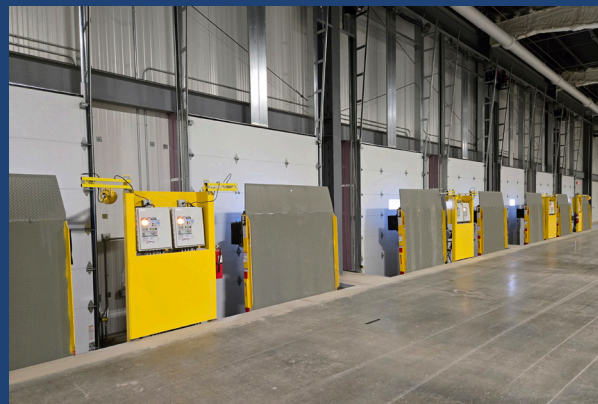
**CBRE**

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3 Buildings, 9 Storage Vaults, Great Flexibility!



Newly Built Office

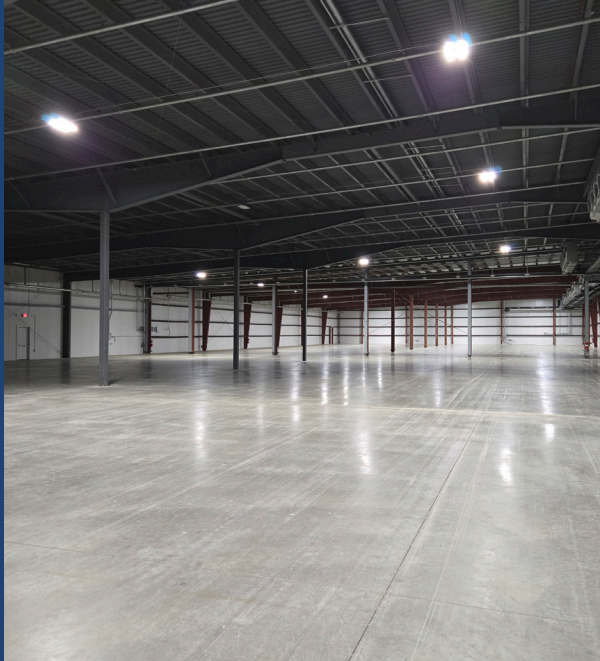


Newly Expanded Cold Dock



Newly Upgraded Sprinklers

# MINNESOTA COLD CENTRAL



<b>Address:</b>	519 28th Ave. S, Waite Park, MN 56387
<b>RBA:</b>	±274,240 SF
<b>Land:</b>	±19.07 Acres
<b>SF Breakdown:</b>	Building 1: ±43,000 SF Building 2: ±90,240 SF Building 3: ±141,000 SF
<b>Sprinklers:</b>	Dry
<b>Lighting:</b>	LED High Bay

<b>Refrigeration:</b>	Freon
<b>Temperatures:</b>	-10°F to 46°F Based on Tenant Requirement
<b>Clear Height:</b>	23'
<b>Trailer Parking:</b>	Up to 3 Acres for Trailer Drops
<b>Loading:</b>	Dock High Doors: 15 (9 with vertical levelers)
<b>Column Spacing:</b>	40' x 40'
<b>Office:</b>	3,600 SF

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Newly Renovated, Freezer/Cooler Warehouse



Building 1: 43,000 SF	Building 2: 90,240 SF	Building 3: 141,000 SF
Freezer 43,000 SF	Suite A: Freezer 18,000 SF	Suite A: Freezer/Cooler (Convertible) 37,300 SF
	Suite B: Cooler 18,000 SF	Suite B: Freezer/Cooler (Convertible) 37,800 SF
	Suite C: Freezer 27,000 SF	Suite C: Freezer/Cooler (Convertible) 42,900 SF
	Suite D: Freezer 27,240 SF	Suite D: Freezer/Cooler (Convertible) 23,000 SF

## LOCATION ADVANTAGES



Significant area for food manufacturers, producers and distributors



Excellent interstate connectivity (10 min from I-94) and MSP International Airport proximity (60 min)



Fast-Growing Labor Force: The region provides access to a rapidly expanding workforce supported by local educational institutions.



Robust Minneapolis-St. Paul Industrial market with over 360M SF of industrial space and 3.8% vacancy (2025 Q4)



Cost-Effective Operations: Area has a low cost of living, with housing costs approximate lower and utilities lower than the national average, attracting workers and reducing overhead.



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