

FOR LEASE

# 610 Whitetail Blvd

RIVER FALLS, WI 54022

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22,545 SF INDUSTRIAL SPACE AVAILABLE

\$7/SF NNN



THE  
BROOKSHIRE  
COMPANY

# Property highlights

Positioned in the Whitetail Ridge Corporate Park, 610 Whitetail Blvd offers 22,545 SF of functional warehouse space with six dock doors and shared drive-in access, ideal for users needing efficient distribution or light-manufacturing capability. The building delivers 20' clear height, robust 3-phase power, and HVAC-served production areas, with flexible office options - including second-floor office - available per requirement. The site provides ample parking, expansion potential, and direct connectivity to Hwy 35, Hudson, and I-94, supporting both workforce access and regional logistics.

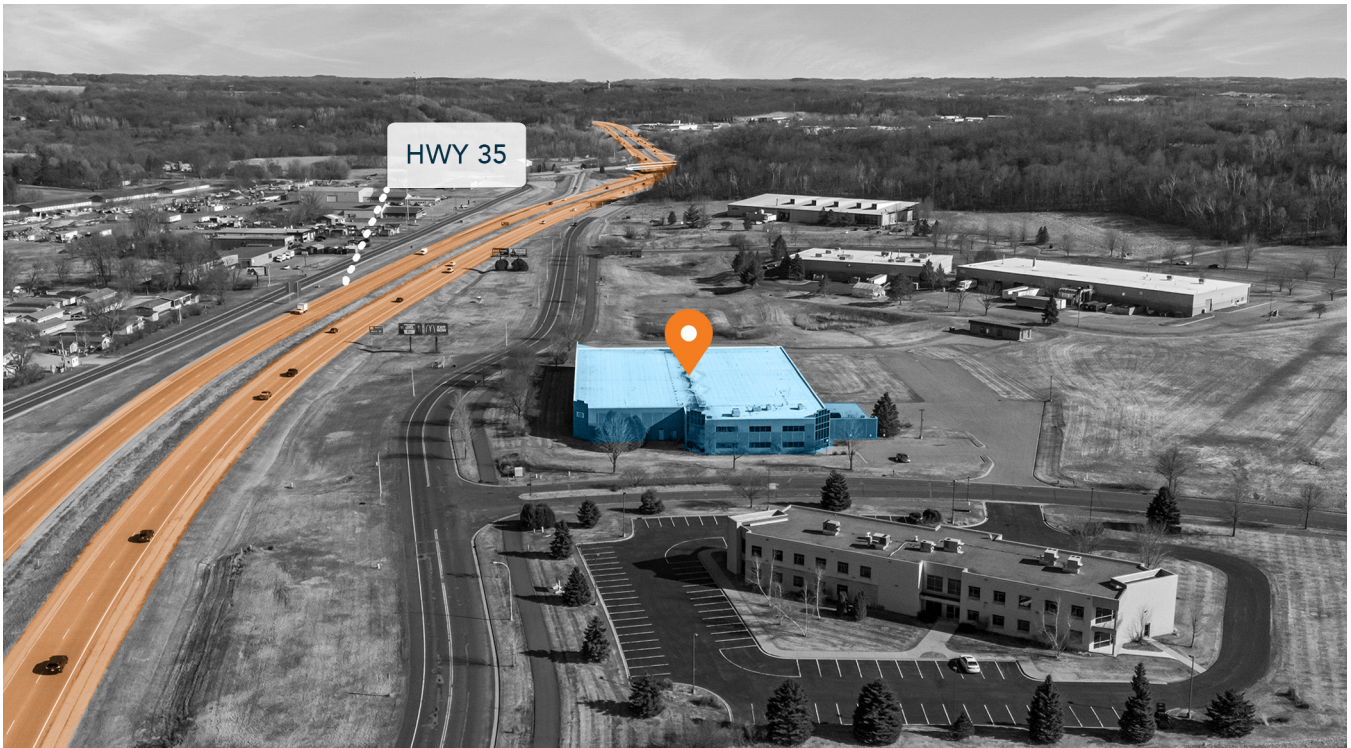
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Located in a growing industrial corridor with consistent demand from manufacturing and distribution users

Office build-out available, including second-floor office if needed

Minutes from Hudson's retail, services, and amenities, supporting workforce convenience





## Location highlights

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- Immediate access to Hwy 35 via Radio Road (2 minutes)
- 8 minutes to Hudson, WI and the St. Croix River crossing
- 9 minutes to I-94, connecting to the Twin Cities metro
- 21 minutes to I-694 for northern beltline distribution
- 27 minutes to St. Paul and 43 minutes to MSP Airport / Downtown Minneapolis
- Located within Whitetail Ridge Corporate Park, a stable industrial node with strong labor access

Excellent labor access from River Falls, Hudson, and the east-metro Twin Cities.



# Specifications

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<b>YEAR BUILT</b>	2001
<b>ZONING</b>	I-1 INDUSTRIAL
<b>LAND USE</b>	INDUSTRIAL / MANUFACTURING / WAREHOUSE
<b>PROPERTY ACCESS</b>	
NEARBY HIGHWAY	HWY 35, I-94, I-694
AIRPORT ACCESS	MSP INTERNATIONAL AIRPORT (43 MINUTES)
<b>LOT SIZE</b>	6.83 ACRES
<b>BUILDING CONSTRUCTION</b>	CONCRETE TILT-UP
<b>FLOORS</b>	2
<b>HEATING</b>	CLIMATE CONTROLLED THROUGHOUT
<b>AIR CONDITIONING</b>	CLIMATE CONTROLLED THROUGHOUT
<b>POWER</b>	2000A / 480V / 3-PHASE POWER
<b>SPRINKLER</b>	ESFR
<b>CLEAR HEIGHT</b>	20' WAREHOUSE 9' OFFICE
<b>DOCKS</b>	6 TOTAL 4 IN TENANT SPACE





# We Help Companies Succeed and Communities Thrive®



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