



INDUSTRIAL FOR LEASE!



WAITE PARK INDUSTRIAL

2330 County Road 137, Waite Park, MN 56387

10,000 SF

**SUBLEASE
(NEGOTIABLE
TERMS)**

Brian Potratz

612-269-7401

brian@CEGspaces.com

Jeff Salzbrun

612-428-3333

jeff@CEGspaces.com

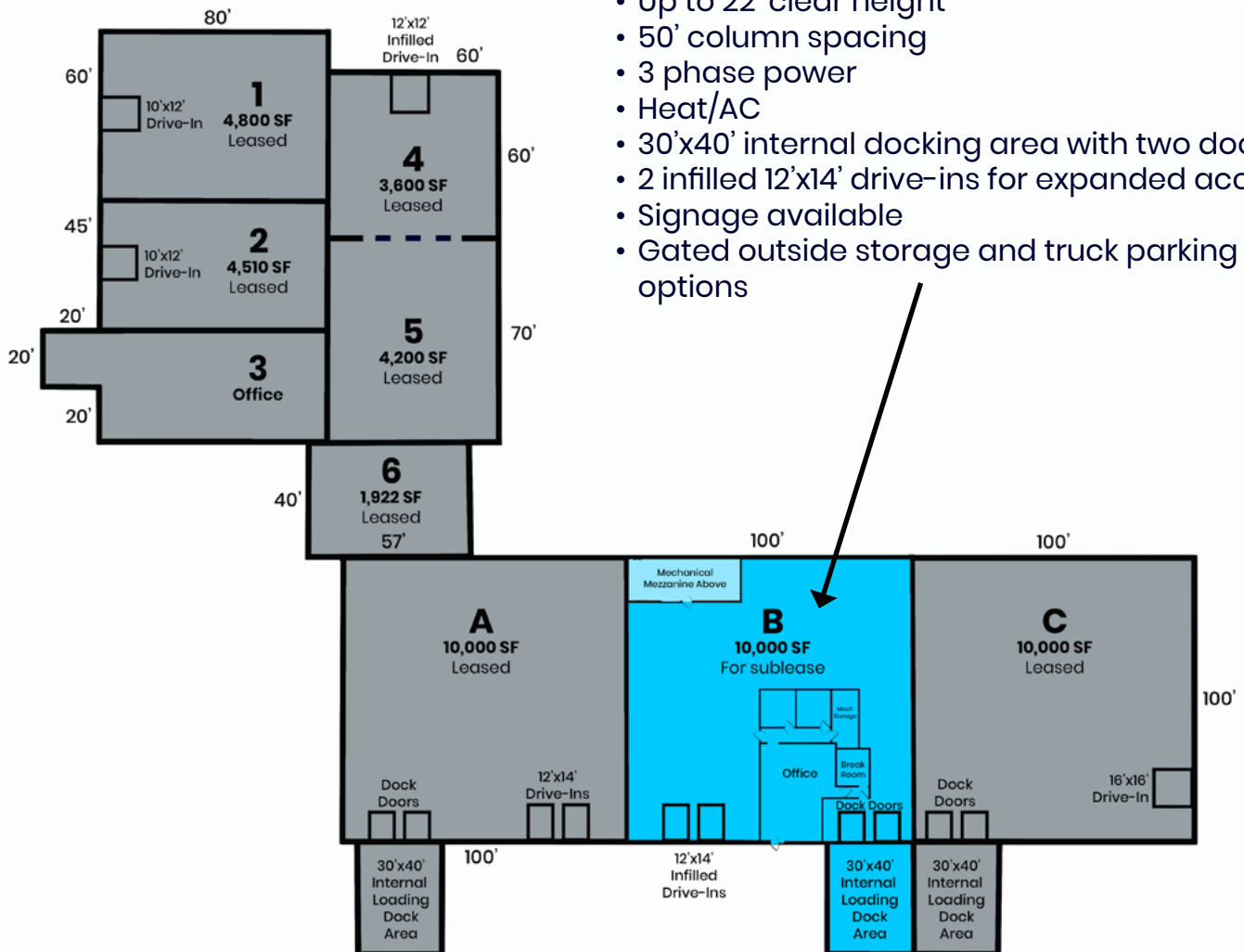
Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Because of its flexibility, Waite Park is perfect for a variety of tenants including service, manufacturing, distribution, and storage.

Bay B: Property owners are willing to negotiate terms for a new lease

- 9,770 SF warehouse
- 768 SF office
- Restroom
- Mezzanine storage
- Up to 22' clear height
- 50' column spacing
- 3 phase power
- Heat/AC
- 30'x40' internal docking area with two docks
- 2 infilled 12'x14' drive-ins for expanded access
- Signage available
- Gated outside storage and truck parking lot options



**BASE RENT: WAREHOUSE: \$6.50 PSF, OFFICE: \$10.00
EST. OPERATING EXPENSES: \$2.85 PSF**

THE PROPERTY

Waite Park Industrial offers tenants a variety of warehouse and office square footage, in addition to, gated outdoor storage on graveled 2+ acres.

- Buildings include contiguous bays, along with covered docks, drive-in capabilities, and high bay windows in warehouses
- Well-maintained industrial park with heavy parking and additional truck parking options
- Varied office configurations available
- Website: CEGspaces.com/waite-park



Commercial Equities Group
— Investment Real Estate Services

WAITE PARK • 10,000 SF

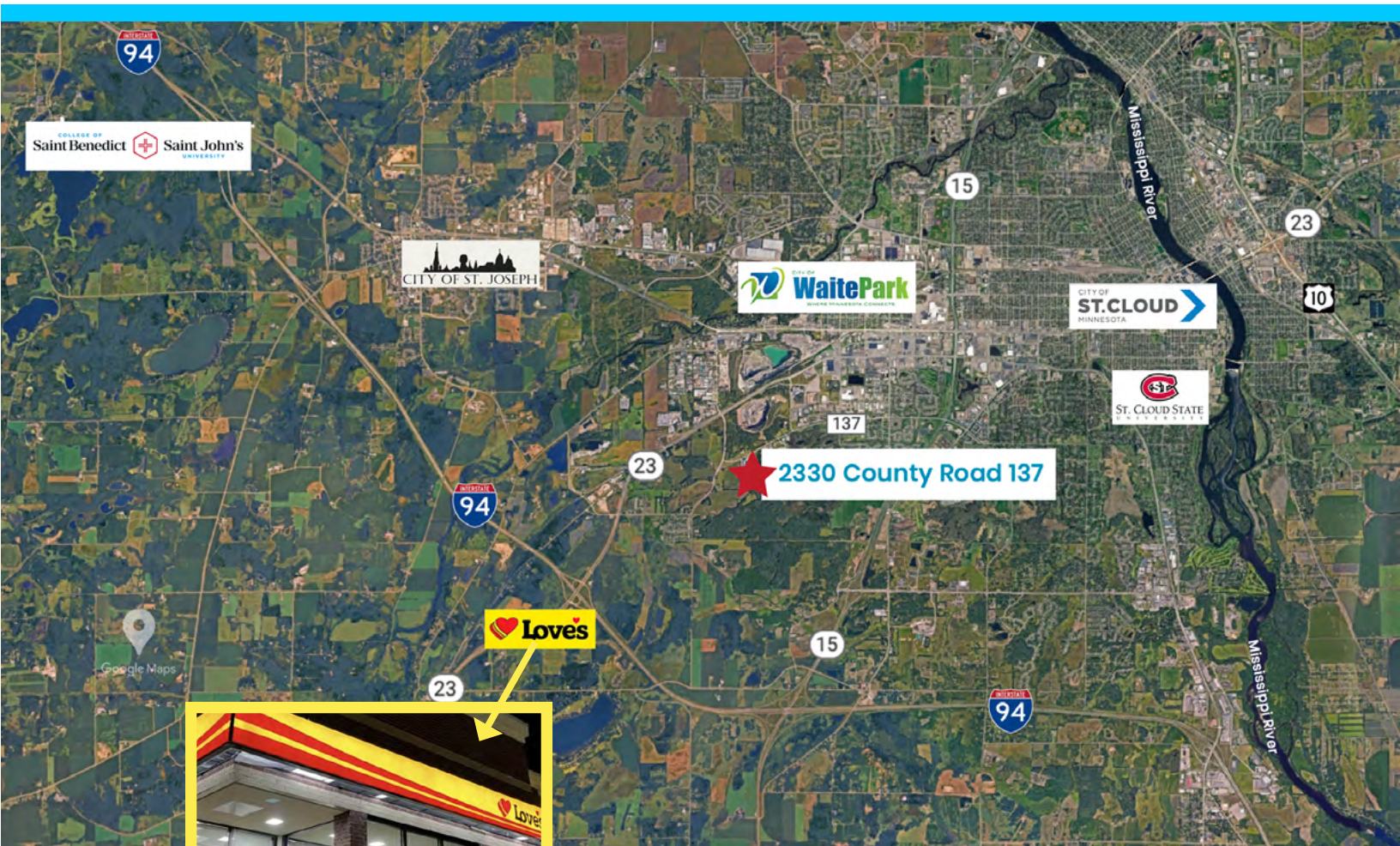
2330 County Road 137, Waite Park, MN 56387

Brian Potratz | 612-269-7401 | brian@CEGspaces.com

THE LOCATION

Waite Park Industrial is strategically located between St. Cloud and St. Joseph with easy access to multiple transit corridors.

- 2 miles from I-94 Love's Travel Stop exit*
- Less than mile from Hwys 23 and 15
- Next to Quarry Park & Nature Preserve on Cty Rd 137
- Approximately 70 miles northwest of the Twin Cities
- MN cities within a 100 miles include: urban and suburban Twin Cities, Brainerd, Mankato, Sartell, Rochester, Faribault, Northfield, and more
- 3 miles from Crossroads Center and 6 miles from downtown St. Cloud and St. Cloud State University

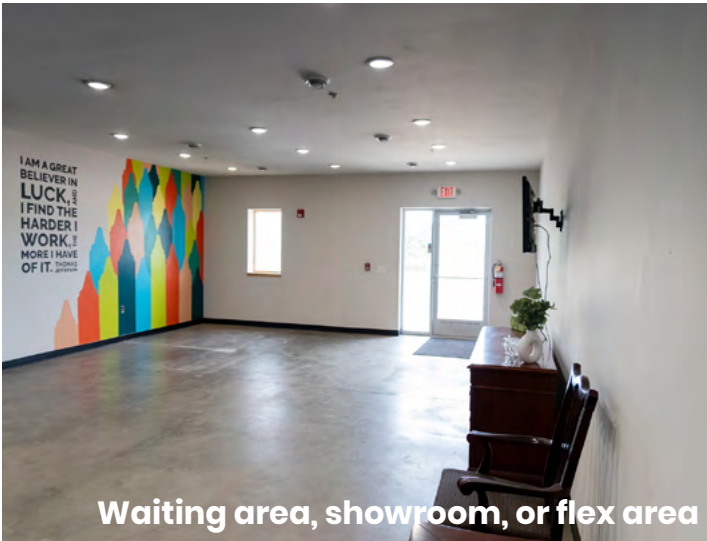


* Love's Travel Stop is well-known with positive reviews for being clean and well-equipped with amenities

BAY B



Bay B, truck circulation, & parking



Waiting area, showroom, or flex area



Two infilled drive-ins can be added!



Private office



Warehouse with bright lighting