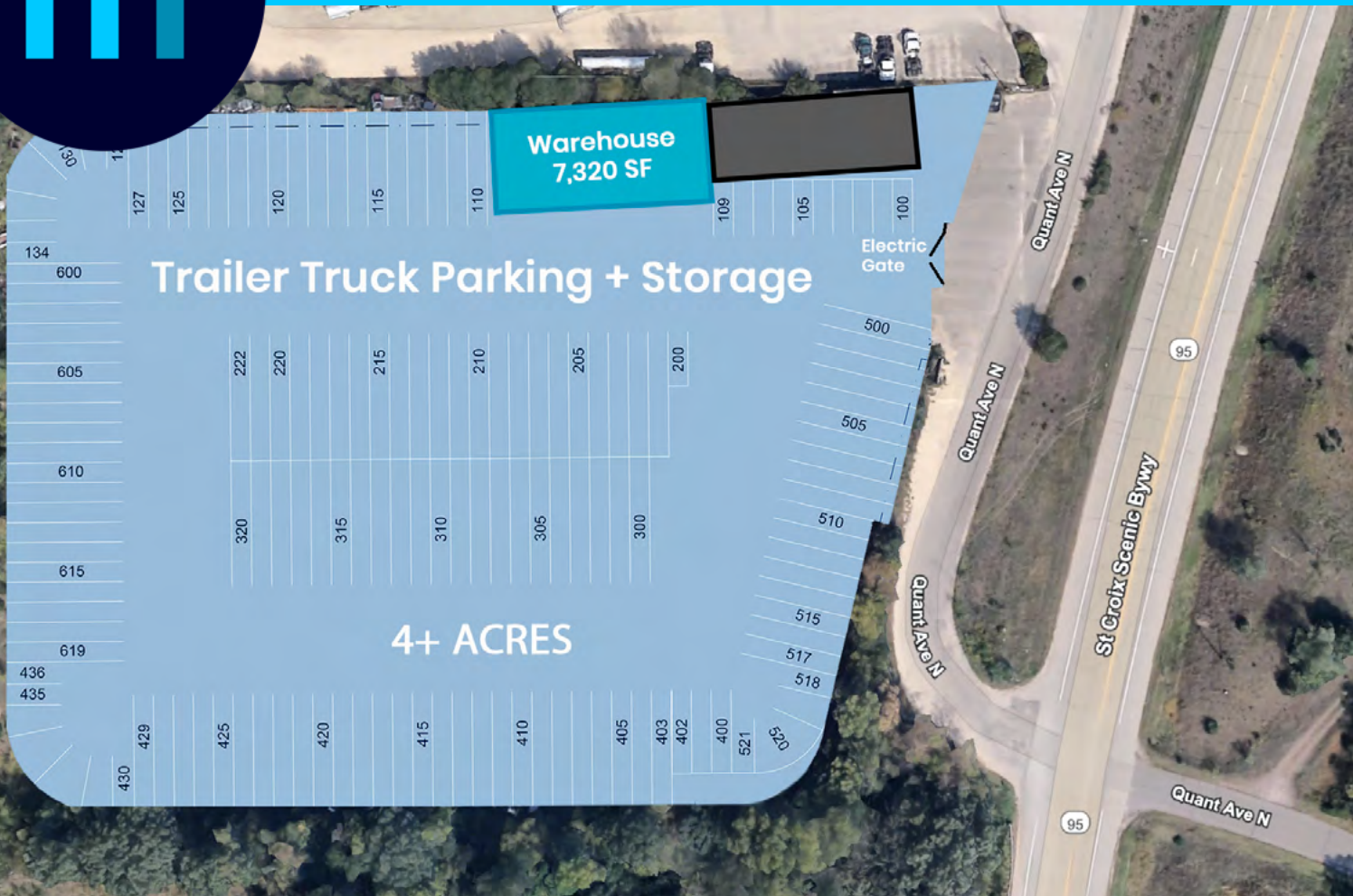




INDUSTRIAL FOR LEASE!



STILLWATER PARKING & STORAGE FACILITY

2910 Quant Avenue N, Stillwater, MN 55082

**STATE OF THE
ART
SECURE
FACILITY**

Shannon Farrand

512-619-7454

shannon@CEGspaces.com

Jeff Salzbrun

612-428-3333

jeff@CEGspaces.com

Commercial Equities Group
— Investment Real Estate Services

PARKING INFO

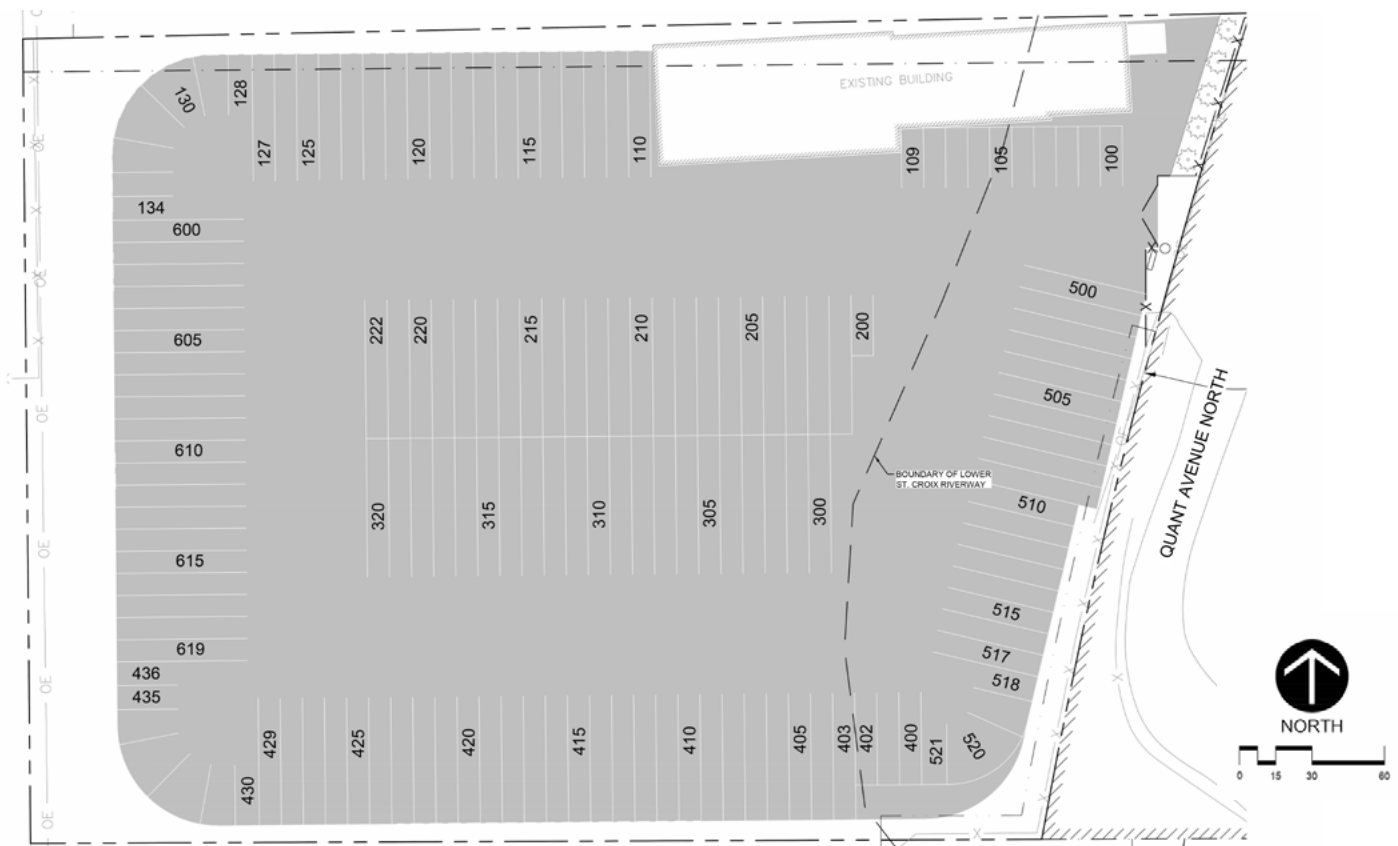
**Semi-Truck
Parking Made
Easy!**



STAGECOACH STORAGE

State of the Art NEW Trailer Truck Parking Facility

- Massive improvements in 2025!
- 4+ acres of secure outdoor storage
- Gated with card access security and cameras
- All new LED lot lighting
- Electric plug-ins for trucks
- Ideal for storing heavy machinery, trailers, construction materials, or single and multi trailer parking
- 24/7 access
- Professionally managed
- Call for rates



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STILLWATER • 4+ AC

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Shannon Farrand | 519-619-7454 | shannon@CEGspaces.com

WAREHOUSE SPACE



Website: CEGspaces.com/stillwater



Dry Storage – 7,320 SF

- Approximately 122' x 60'
- All new LED lighting installed
- One 14' x 14' drive-in door
- 18' clear
- Excellent for contractors and equipment suppliers
- Currently not heated or insulated (dry storage)
- May be leased separately from lot
- Call for rates



BASE RENT: NEGOTIABLE

EST. OPERATING EXPENSES: TBD

THE LOCATION

1.9 miles from I-94 Exit 258! 3.3 miles south of Hwy 36!

- West Lakeland Township/Stillwater location is ideal for regional distribution due its close proximity to the Minnesota/Wisconsin border
- Offers direct, easy highway access—crucial for logistics and trucking
- About 3 miles from the MN St. Croix weigh station off St. Croix Trail N (Hwy 95)
- Conveniently serves the Twin Cities metro area while avoiding inner-city congestion



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