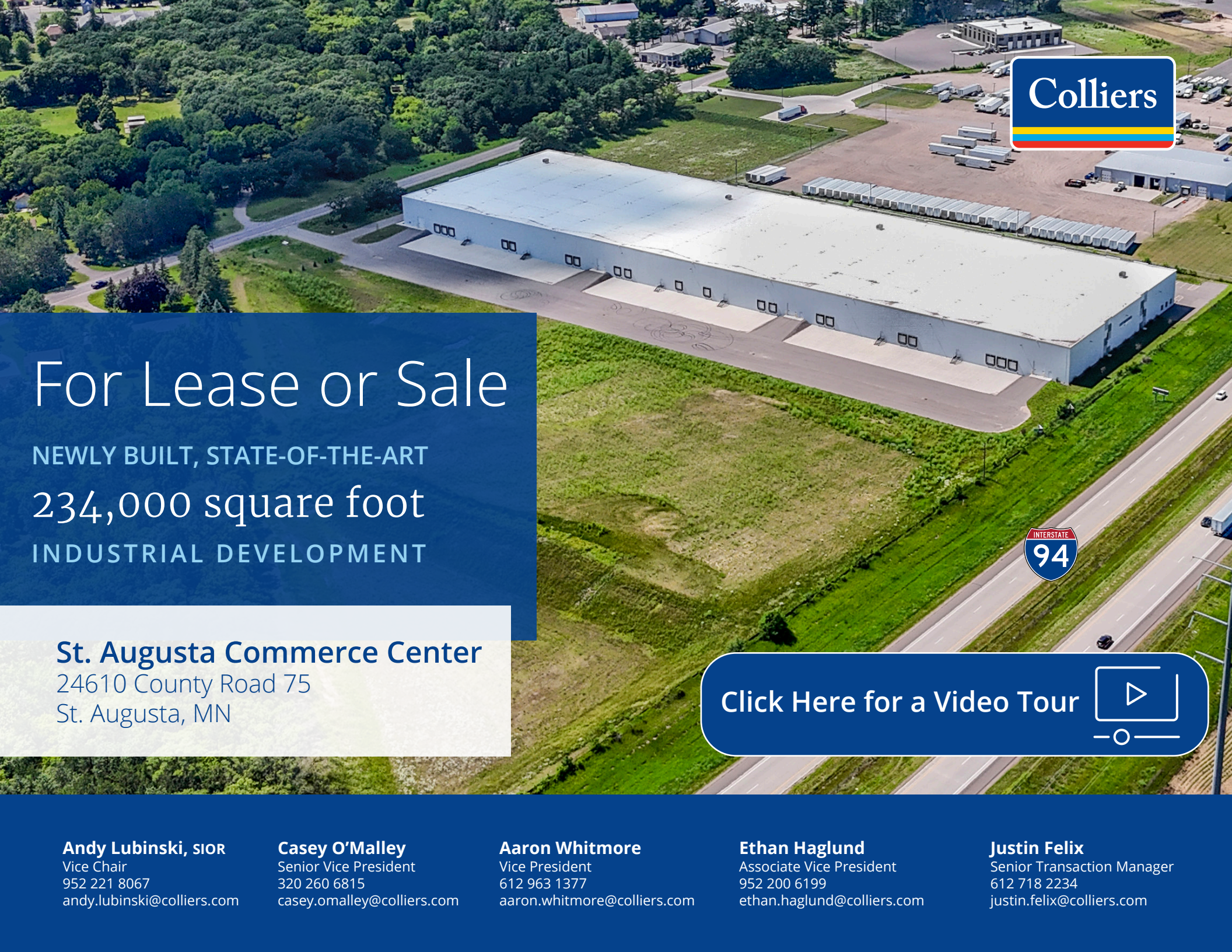




Colliers

For Lease or Sale

NEWLY BUILT, STATE-OF-THE-ART
234,000 square foot
INDUSTRIAL DEVELOPMENT

St. Augusta Commerce Center

24610 County Road 75
St. Augusta, MN

[Click Here for a Video Tour](#)



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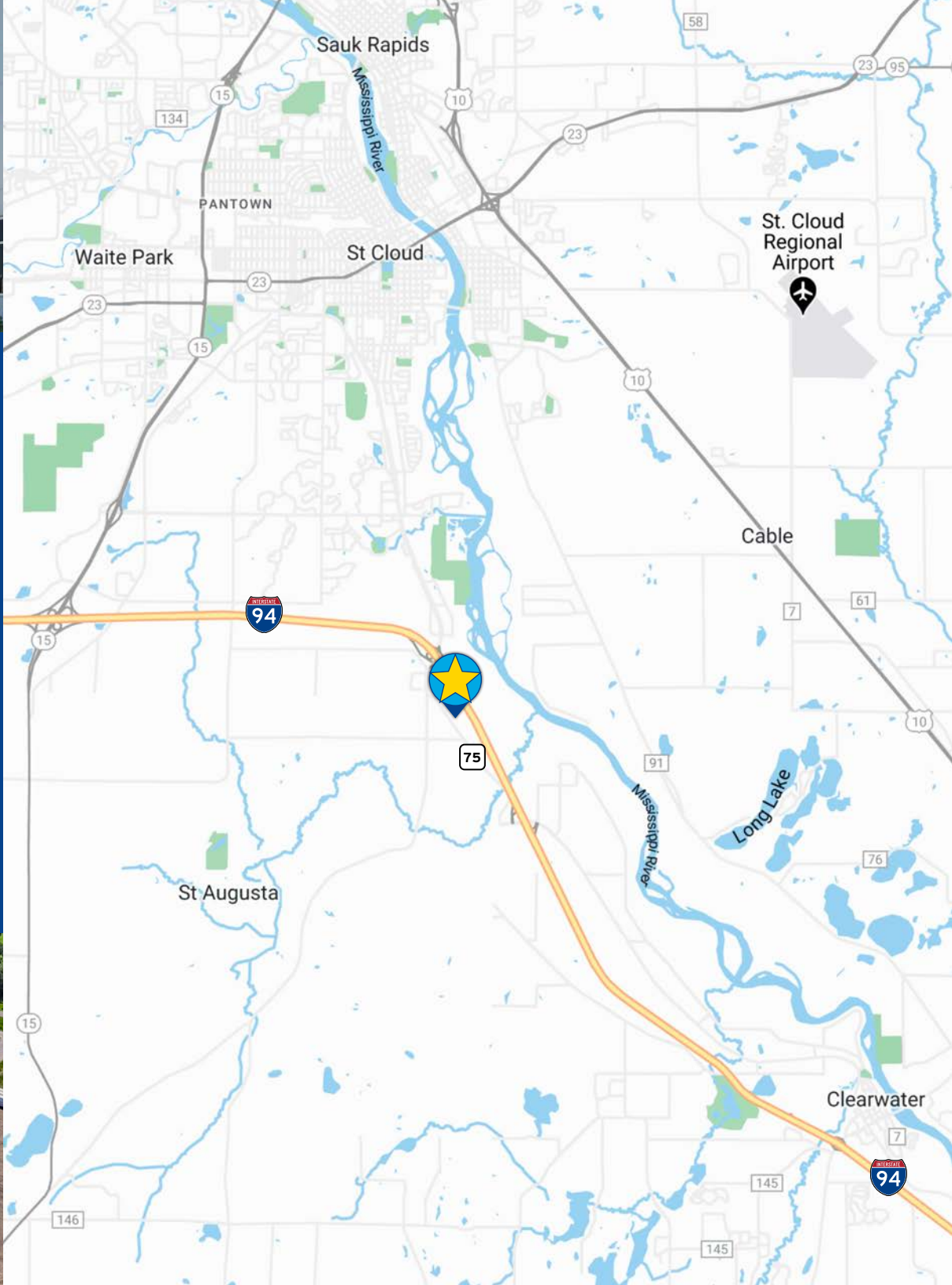
Senior Transaction Manager
612 718 2234
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The Opportunity

St. Augusta Commerce Center is the region's first industrial development offering a state-of-the-art, 32' clear precast building with 50' x 50' column spacing and flexible lease terms.

The Center is visible from I-94 and is easily accessible via two interchanges. The building is situated in an industrial area with area amenities including truck stops/fueling, hotels and restaurants and is located only seven miles from downtown St. Cloud and 10 miles from the St. Cloud Regional Airport.



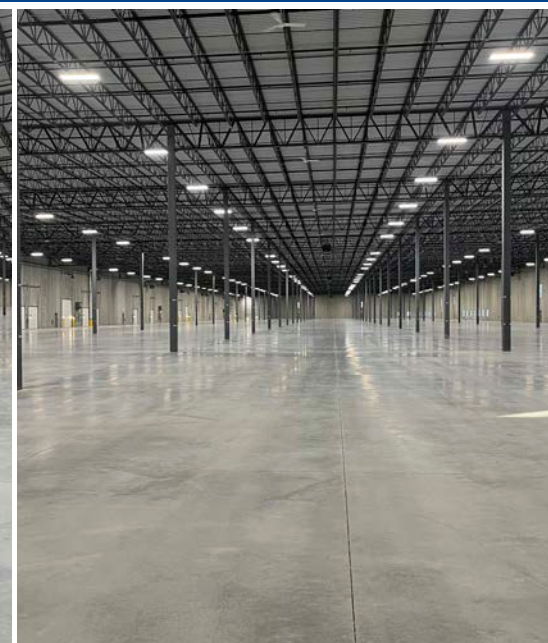


Property Details

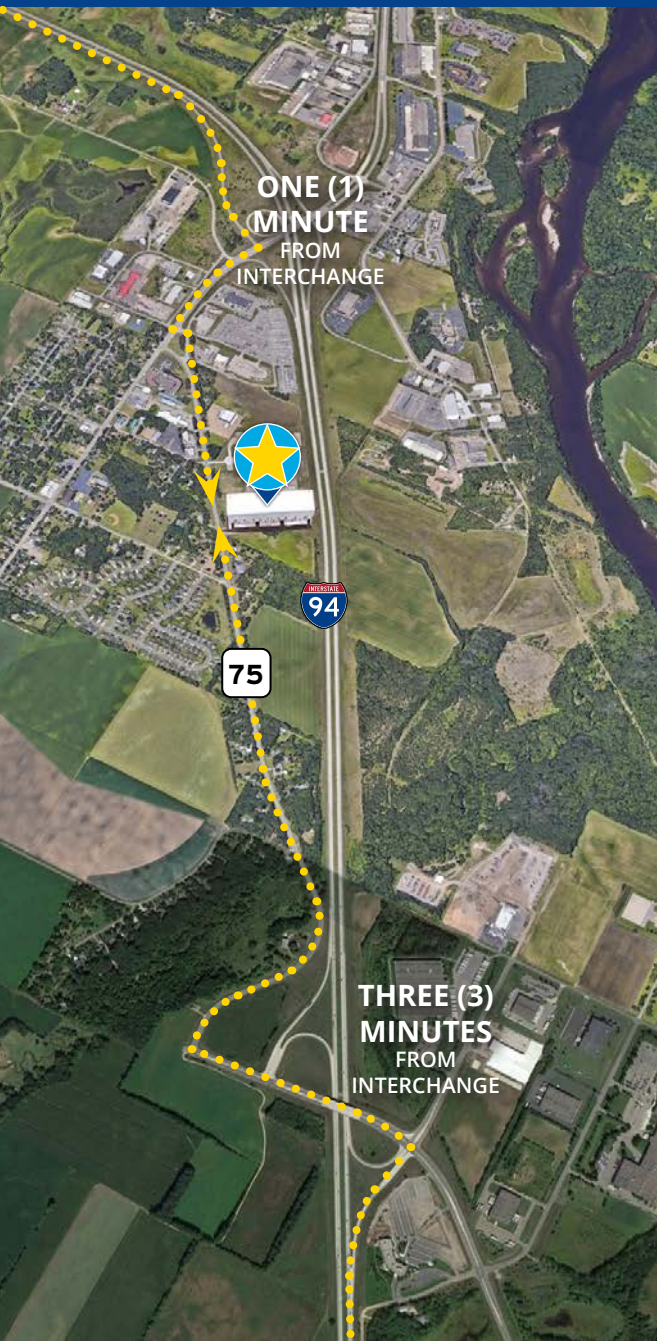
Short term leases available upon request

- Asking Rate: \$7.95/SF NNN
- Sale Price: \$28,080,000 (\$120/SF)
- 234,000 square feet
- 20.83 Acres
- Can be demised to $\pm$ 30,000 to 40,000 SF suites
- 24 loading docks (expandable)
- 30 drop trailer stalls
(each trailer stall can be expanded to a dock)
- Four (4) 12' x 14' at grade overhead doors
- ESFR Fire Protection
- 32' clear height
- LED Lighting

Click [HERE](#) for a Video Tour



Property Aerials



Property Site Plan



The Colliers logo, featuring the word "Colliers" in a white serif font inside a white rectangular border with a thin blue and red horizontal stripe at the bottom.

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