

855 CLEVELAND ST S

CAMBRIDGE, MN 55008

5,000 SF
INDUSTRIAL BAY

\$10-\$14/SF NNN



5,000 SF
AVAILABLE



18-20'
CLEAR HEIGHT



DRIVE-IN
ACCESS



LIGHT
INDUSTRIAL ZONING



TILT-UP CONCRETE
CONSTRUCTION

PROPERTY OVERVIEW



AVAILABLE SPACE

5,000 SF



LOCATION

Far North End Bay



LEASE RATE

\$10-\$14/SF NNN



CLEAR HEIGHT

18-20'



ZONING

Light Industrial



BUILDING SIZE

35,000 SF

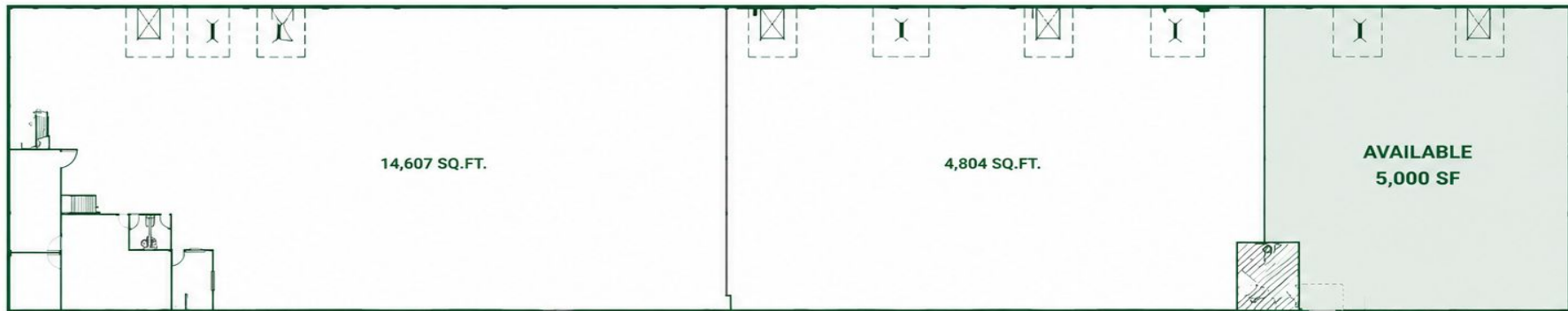


YEAR BUILT

2002

AVAILABLE SPACE

855 CLEVELAND ST S | CAMBRIDGE, MN



WAREHOUSE CONFIGURATION

- Functional open warehouse
- 18'-20' clear height
- Radiant heat | Metal halide lighting



DRIVE-IN ACCESS

- One (1) drive-in door



OFFICE / RESTROOM COMPONENTS

- Private office
- Restroom with sink



LOADING / ACCESS

- Easy drive-in access for deliveries
- Excellent truck circulation



LIGHT INDUSTRIAL BUILDING

35,000 SF BUILDING

BUILT 2002

TILT-UP CONCRETE CONSTRUCTION

AMPLE PARKING & CIRCULATION

LOADING + EXTERIOR

855 CLEVELAND ST S | CAMBRIDGE, MN

RIC
Properties

Functional drive-in access, ample parking and yard for easy truck circulation and operations.



DRIVE-IN ACCESS



- One (1) drive-in door for convenient loading and deliveries
- 18'-20' clear height
- Tilt-up concrete construction



SIDE EXTERIOR



- Durable tilt-up concrete construction
- Well maintained exterior
- Landscaped perimeter



REAR LOT & CIRCULATION



- Ample paved parking and maneuvering area
- Excellent truck circulation
- Room for trailers or outdoor storage



AMPLE PARKING



EASY TRUCK CIRCULATION



SAFE & FUNCTIONAL ACCESS



IDEAL FOR DISTRIBUTION
AND LIGHT INDUSTRIAL USE

LOCATION

855 CLEVELAND ST S | CAMBRIDGE, MN



Strategically located in Cambridge's established industrial corridor with excellent access to Highway 65 and Highway 95, connecting to the Twin Cities and surrounding markets.



PRIME ACCESS

Direct access to Highway 65 and Highway 95 via 1st Ave E and Opportunity Blvd.



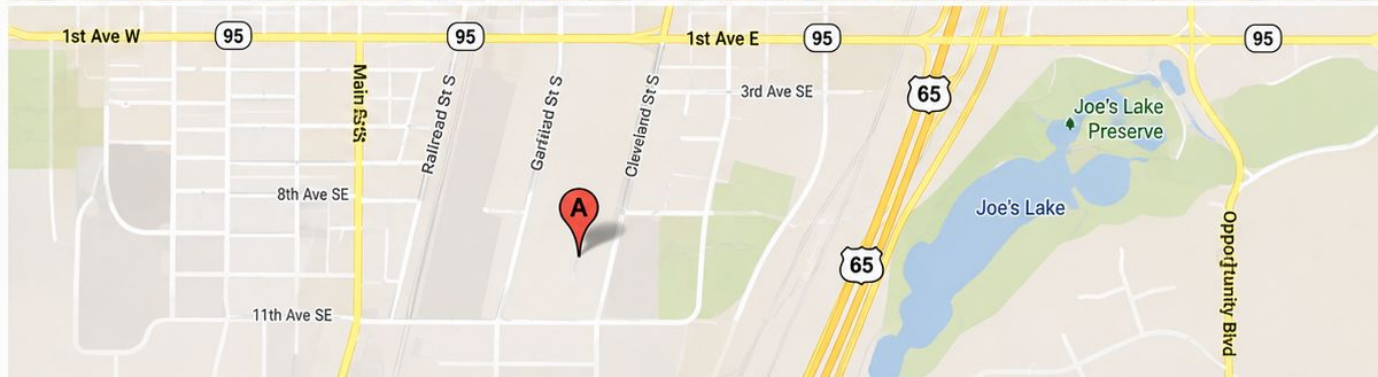
INDUSTRIAL HUB

Surrounded by manufacturing, distribution, and service companies.



CONVENIENT LOCATION

Minutes from downtown Cambridge amenities, retail, and dining options.



For additional information or to schedule a property tour,
please contact the exclusive listing agents.



MATT ANDERSON

Owner / Broker

-  725 Third Ave SE, Suite 113
Cambridge, MN 55008
-  Office Phone: (763) 689-0349
-  Cell Phone: (612) 327-2977
-  matt@ricproperty.com
-  RICPROPERTIES.COM



NIK ANDERSON

-  725 Third Ave SE, Ste 113
Cambridge, MN 55008
-  651-497-7222
-  Nik@ricproperty.com



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LOCAL. RESULTS DRIVEN.**

RIC Properties is a full-service commercial real estate firm specializing in sales, leasing, and property management throughout Minnesota.