

FOR SALE



ST.CLOUD INDUSTRIAL BUILDING





FOR SALE | \$849,900 | 9,500 TOTAL SF

601 Franklin Ave NE, St. Cloud, MN 56304

PROPERTY SUMMARY

High-visibility 8,100 SF industrial building with up to 20' clear height along Highway 10. Versatile interior accommodates service bays, showroom/retail, parts storage, and shop operations on a secure fenced yard. Ideal for contractors, heavy equipment retailers, rental companies, and more.

Sale Price: \$849,900

8,100 SF - Warehouse/Shop (includes 2,000-2,500 SF showroom/office)

1,400 SF - Mezzanine Storage

PROPERTY FEATURES

- Fully Sprinklered
- 17' Sidewalls, 20' Peak
- (2) 14' x 14' OH Drive-In Doors
- (1) 14' x 12' OH Drive-In Door
- Nearly ½ Acre Fenced Yard
- Hwy 10 Visibility
- 19,305 VPD (MnDOT 2024)





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RICE
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SERVICES

CONTACT

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BEN COPPERTHITE

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Photo from Google Earth



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