



FOR LEASE! • 4,510–27,295 SF



WAITE PARK INDUSTRIAL

2330 County Road 137 | Waite Park, MN 56387

Industrial warehouse/office in West St. Cloud location

- 54,320 square foot industrial multi-tenant building on 5.54 acres
- Up to 22' clear height, 3 phase power, dock and drive-in doors
- 50' column spacing
- Signage and ample parking
- 2+ acres of gated outdoor storage for trucks, equipment, lumber, etc. – separate lease from indoor spaces
- 2 miles from I-94 and less than mile from Hwys 23 and 15

Net Rent: \$5–6.50 PSF • **CAM & Taxes:** \$2.59 PSF

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Commercial Equities Group
— Investment Real Estate Services

Great Location • Outdoor Storage



2 miles from Love's Travel Stop



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— Investment Real Estate Services

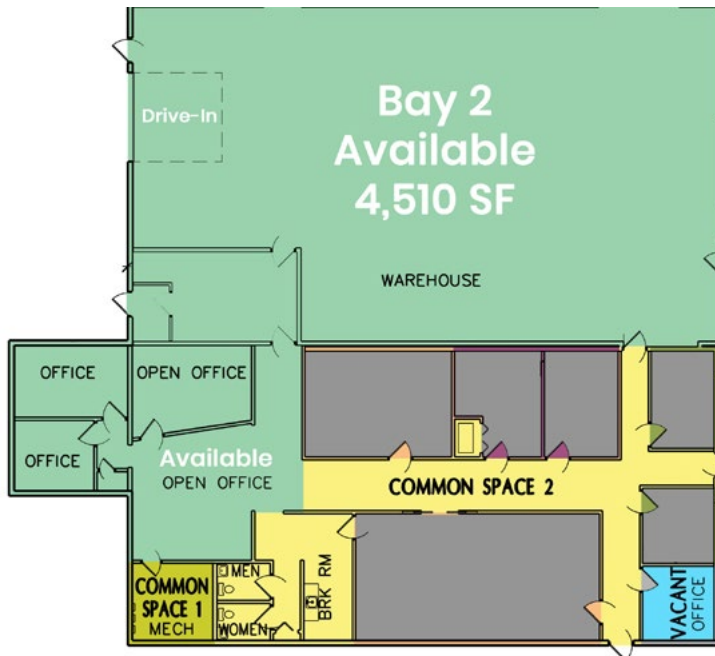
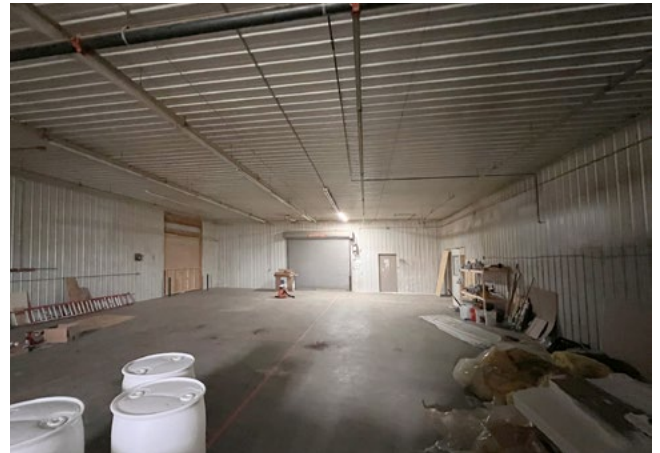
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Bay 1 Warehouse • End Cap Space

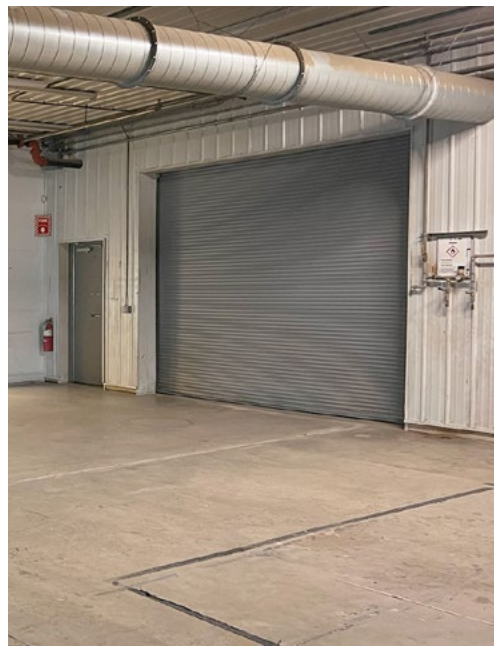
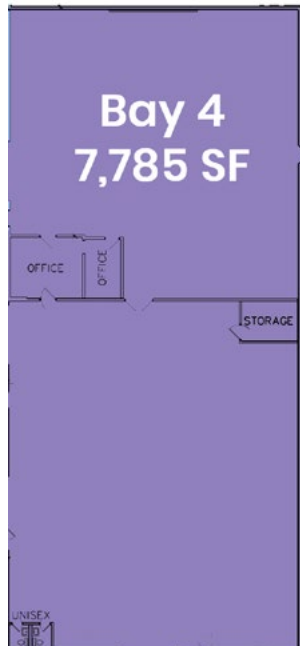


**Contiguous to Bay 2 (4,510 SF with Offices)
and Bay 4 (7,785 SF with Offices + Storage)**

Bay 2 Warehouse • Office Spaces



Bay 4 Warehouse • Offices + Storage



Sublease 10,000 SF • Negotiable Terms

