



**FOR LEASE & SALE! • 1,000–51,250+ SF**



## **RIDGEWOOD INDUSTRIAL PARK**

**7402 Ridgewood Road | St. Cloud, MN 56303**

**Unbeatable rates and unbeatable flexibility!**

**Cold storage, heated units, and flexible warehouse space within an hour of Twin Cities**

- Short-term and long-term warehouse leasing with month-to-month options
- Cross docks; palette and load sized available
- Multiple loading docks with levelers
- Equipment and inside/secure storage; 60+ truck trailer leasing spots
- 100% replaced roofs (August 2023)
- Easy access to I-94

**Net Rent: \$3.50–\$5.50 PSF • Est. Operating Expenses: \$1.10 PSF • Gross Rates Available  
Sale Price: Negotiable**

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**Commercial** Equities Group  
— Investment Real Estate Services

# Industrial Park Site Plan



## 1 Building 1: 48,000 SF (Part. Leased)

- 6 docks, 3 drive-ins
- Common area restrooms with shower
- Office and shop

## 2 Building 2: 11,000 SF

- 1 dock, 3 drive-ins
- Front 5,000 SF heated

## 3 Building 3: 18,340 SF

- 2 docks, 2 drive-ins

## 4 Building 4: 16,000 SF (Part. Leased)

- 8 docks, 1 drive-in
- Office (384 SF) and insulated storage: 2,160 SF

## 5 Building 5: 30,000 SF (Avail. 1-2026)

- 3 docks, 1 drive-in

- 14' drive-in doors that permit inside loading
- 20' sidewalls permit double stacking
- 26' clear
- Some short term space available
- Common restrooms with shower in Bldg. 1



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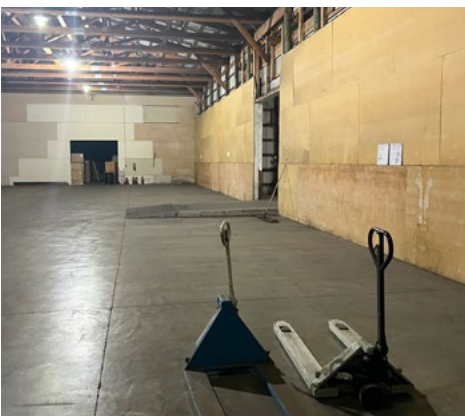
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# Cross Docking Available



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