



COMMERCIAL REALTY SOLUTIONS

**For Sale / For Lease  
Industrial/  
Office**



**ST. CLOUD**

## **Multi-Tenant Industrial Flex**

**Sales Price: \$2,345,000 Lease Rate: \$8.25/psf NNN**

**Building: 20,340 Available: 16,620/sf**

23823 67th Ave, St. Cloud, MN 56301

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## PROPERTY LOCATION

- \* Two (2) Miles South of I-94
- \* One (1) Block West of US Hwy 15
- \* Businesses in Area Include:  
Gohman Supply, B&F Fastners Supply, Augusta Electrical,  
Oberman Auctions, Casey's C-Store and more.

### TRAFFIC COUNTS - 2024

- \* US Hwy 15 - 9,500 VPD
- \* Cty Rd 47 - 2,950 VPD



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# PROPERTY OVERVIEW

23823 67th Ave, St. Cloud, MN

Sales Price  
\$2,345,000.00  
Lease Rate: \$8.25/psf NNN

Operating Expense	\$2.90/psf
Building Size	20,340/sf
Space Available	16,620/sf Minimum Divisible - 9,420/sf Flex Up Option #1 - 3,600/sf Flex Up Option #2 - 3,600/sf
Lot Size	3.49 Acres
County	Stearns
PID	81.43180.0313
Taxes 2025	\$30,682.00
Zoning	I-1 Industrial
Tenant	Tenant in place for 10,856/sf until August 2028 with (2) renewal options



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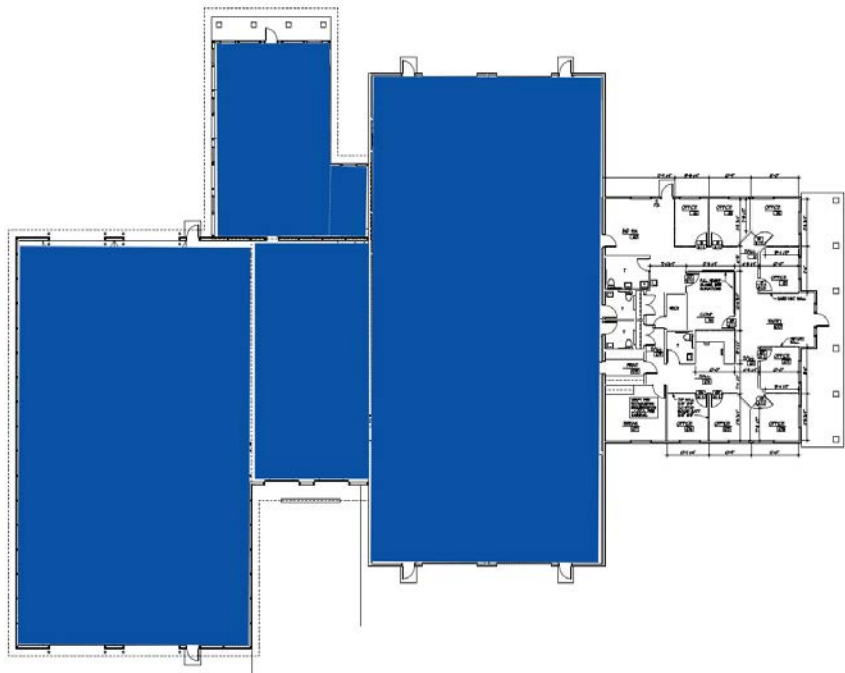
### ROOM FINISH SCHEDULE

PROVIDE ROCK-DOWN TRIMMED FELL FINISH ON PAINTED CEILINGS

NO.	ROOM NAME	FLOOR	WALL	CEILING	DOOR	FRAME	GLASS	NOTE
001	ENTRY	LUP	W	F	F	F	F	8'-0"
002	ENTRY	LUP	W	F	F	F	F	8'-0"
003	ENTRY	LUP	W	F	F	F	F	8'-0"
004	OFFICE	OPT	W	F	F	F	F	8'-0"
005	OFFICE	OPT	W	F	F	F	F	8'-0"
006	OFFICE	OPT	W	F	F	F	F	8'-0"
007	OFFICE	OPT	W	F	F	F	F	8'-0"
008	OFFICE	OPT	W	F	F	F	F	8'-0"
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Industrial/Office | 4

# FLOOR PLAN



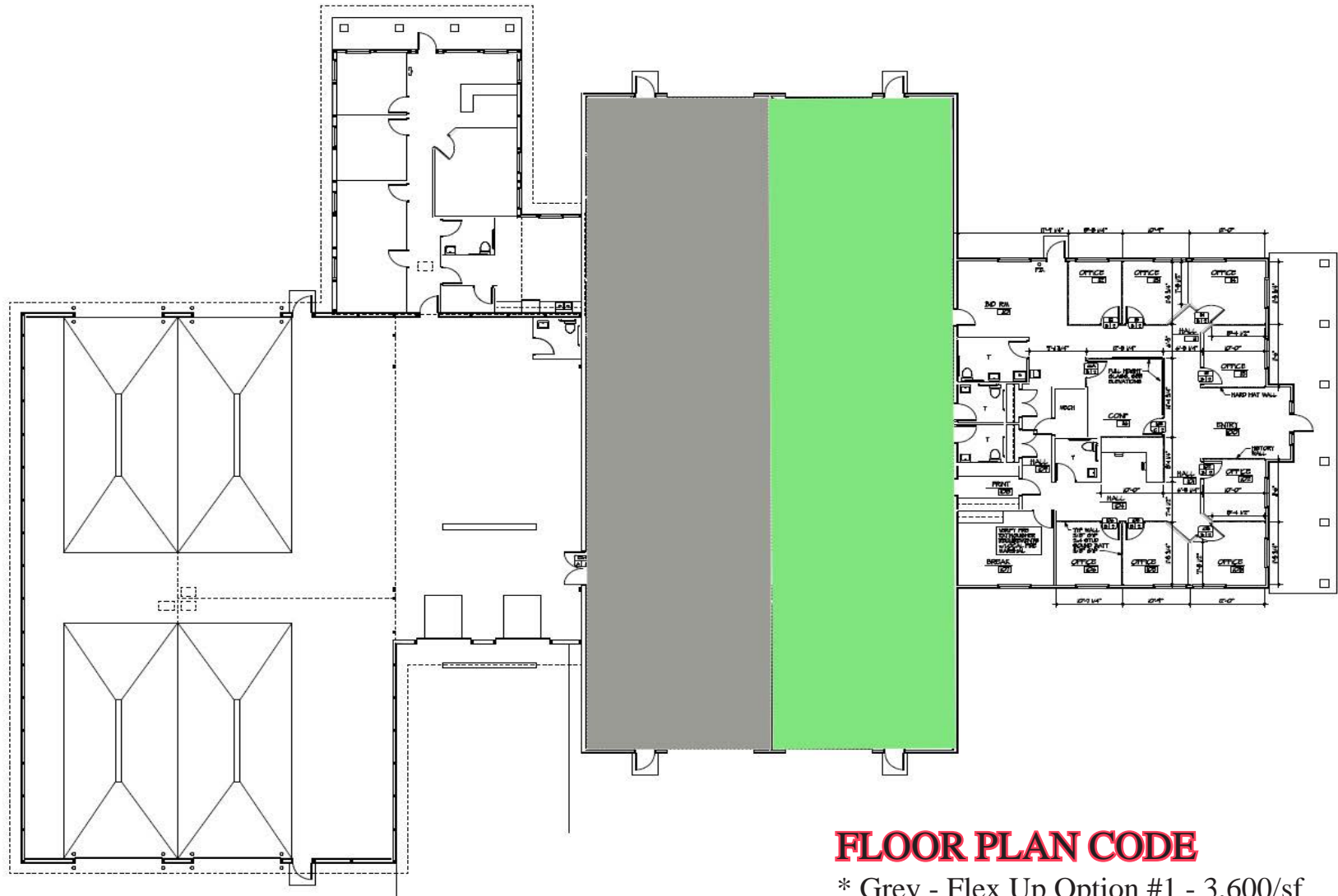
## FLOOR PLAN CODE

\* Blue - Gross 16,620/sf

\* Yellow - Minimum Divisible 9,420/sf

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# FLOOR PLAN - FLEX OPTIONS



## FLOOR PLAN CODE

- \* Grey - Flex Up Option #1 - 3,600/sf
- \* Green - Flex Up Option #2 - 3,600/sf

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# BUILDING INFORMATION

## Minimum Divisible Space (9,420/sf)

- \* Office - Forced Air Furnace
- Warehouse - Reznor Heat
- \* (5) Private Offices
- \* Conference Room
- \* Breakroom
- \* (2) Restrooms
- \* Shop Floor Drains (with oil separator)
- \* (6) Overhead Doors
- \* (4) Drive-In Doors: 14' x 14'
- \* (2) Dock Doors: 12' x 12'
- \* Clear Height: 16'
- \* One (1) Floor
- \* Built: 2006
- \* 40+ Parking Spaces



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# INTERIOR



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# SHOP



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## ADDITIONAL OPTIONAL SPACE (Grey Floor Plan)



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# EXTERIOR



## PROPERTY INFORMATION

- \* Drive In Doors allow for two (2) lanes of truck traffic to drive through the warehouse space.
- \* In-floor drain
- \* Parking lot recently updated, including upgraded to LED lighting on the exterior.
- \* Potential for outdoor storage, including the ability to fence and secure the area.
- \* Greenspace is maintained, including in ground sprinkler system.
- \* Space is metered separately for utilities and telecommunications.
- \* Tenant is responsible for in suite janitorial.

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# DRONE IMAGE



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