



COMMERCIAL REALTY SOLUTIONS

**For Sub-Lease
Warehouse Space**



Waite Park

Warehouse Sub-Lease Space

Lease Rate: \$6.00/psf NNN

Space Available: 10,123/sf (Unit B)

2330 County Road 137, Waite Park, MN 56387

Eric O'Brien, Broker
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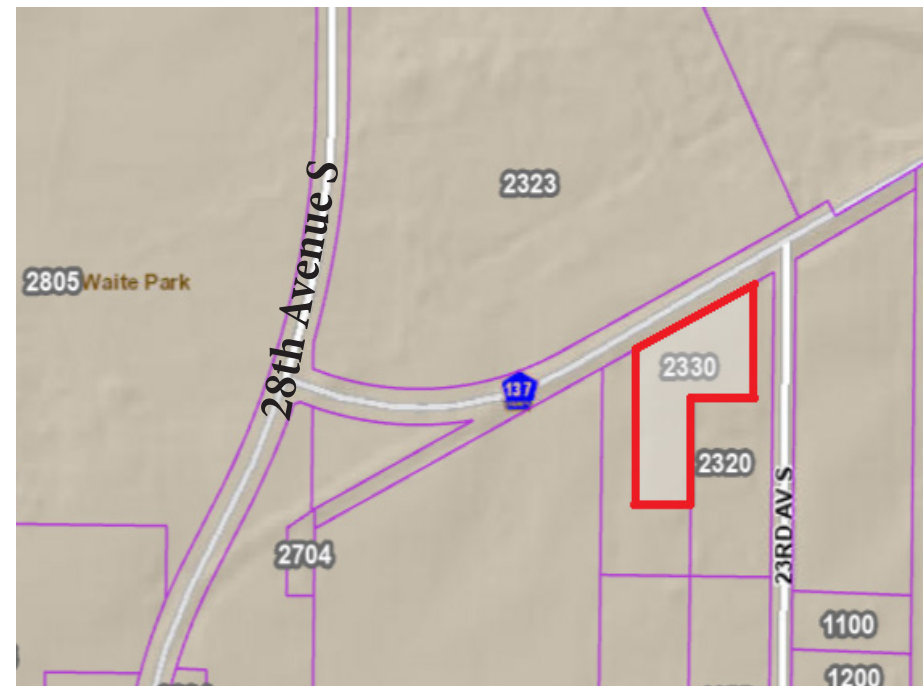
PROPERTY LOCATION

- * West of Quarry Park and Nature Reserve
- * Just off County Road 137
- * 1/2 Mile South of Highway 23
- * Businesses in the Area:
Premium Water Inc., Two Men and a Truck Moving,
Molitor Excavating, Tri-Cap and more...

TRAFFIC COUNTS - 2024

* County Road 137 - 3,250 VPD

* 28th Ave S - 2,291 VPD



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PROPERTY OVERVIEW

2330 County Road 137, Waite Park, MN

Lease Rate

\$6.00/psf NNN

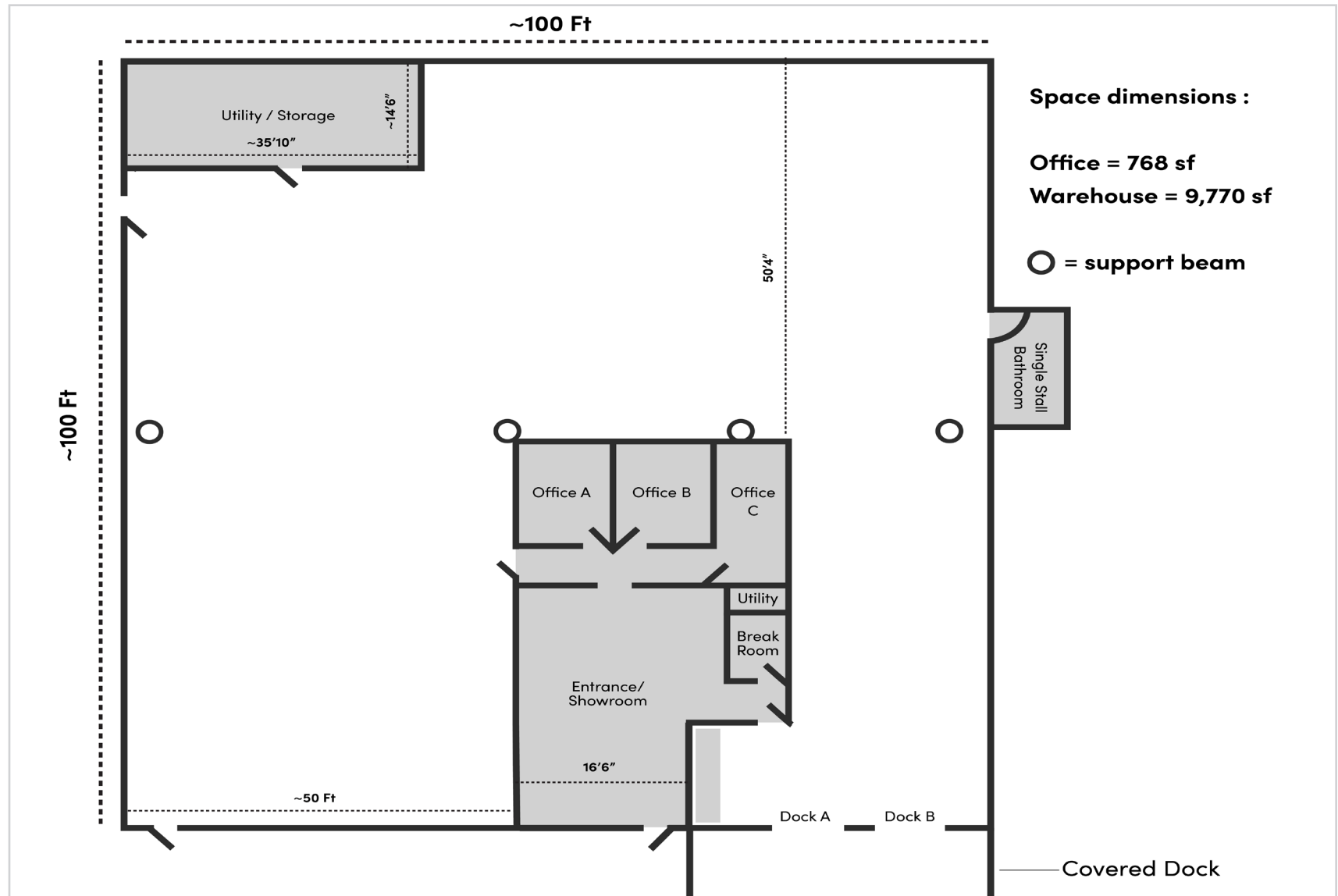
Operating Expenses: \$2.54/psf

Building Size	54,320/sf
Space Available	10,123/sf (Unit B)
Lot Size	5.54 Acres
County	Stearns
PID	98.60665.0400
Zoned	I-1 Industrial
Year Built	1990
Tenants	Multi-Tenants
Number of Floors	One (1)



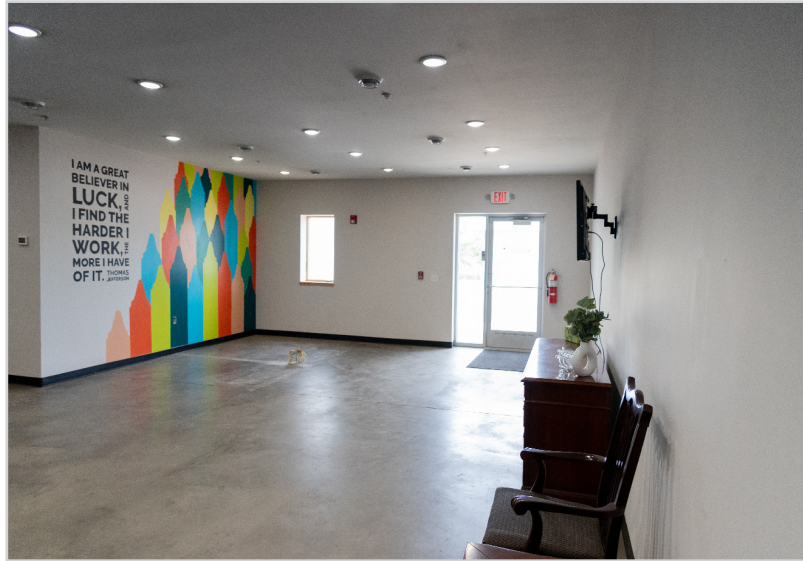
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FLOOR PLAN



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INTERIOR



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INTERIOR



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INTERIOR/EXTERIOR



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