



COMMERCIAL REALTY SOLUTIONS

For Lease
Industrial/
Office



ST. CLOUD

Multi-Tenant Industrial Flex

Lease Rate: \$8.25/psf NNN

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

23823 67th Ave, St. Cloud, MN 56301

Eric O'Brien, Broker
612.281.4163
EObrien@Crs-Mn.com



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 - 2023

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



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PROPERTY OVERVIEW

Lease Rate

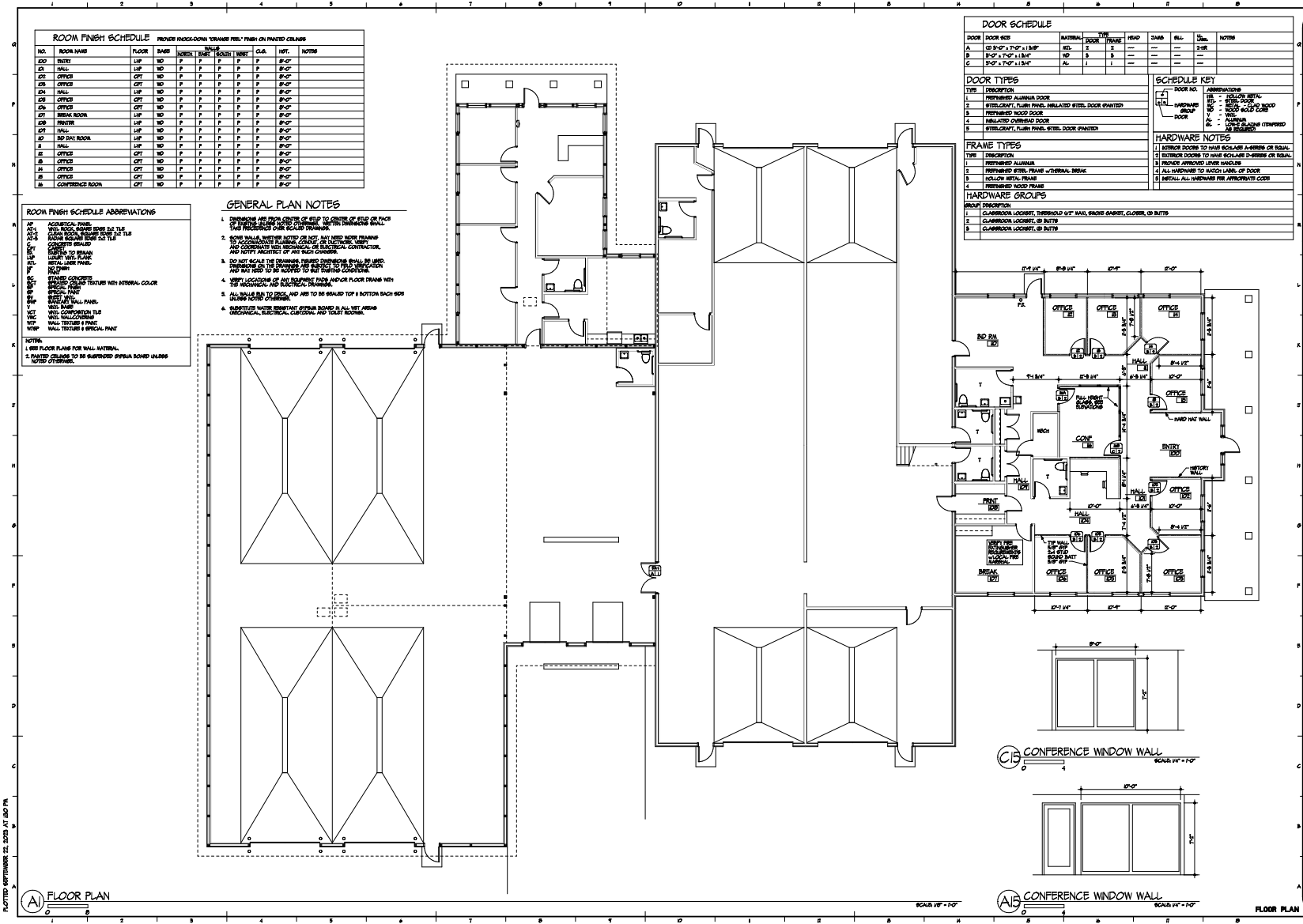
\$8.25/psf NNN

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 2024	\$26,106.00
Zoning	I-1 Industrial



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FLOOR PLAN



ROOM FINISH SCHEDULE - FINISH ON PAINTED CEILING									
NO.	ROOM NAME	FLOOR	BASE	CORNER	TRIM	SOFT	GR.	W/.	NOTE
001	ENTRY	L1P	MD	P	P	P	P	P	B-C
002	OFFICE	L1P	MD	P	P	P	P	P	B-C
003	OFFICE	L1P	MD	P	P	P	P	P	B-C
004	OFFICE	L1P	MD	P	P	P	P	P	B-C
005	OFFICE	L1P	MD	P	P	P	P	P	B-C
006	OFFICE	L1P	MD	P	P	P	P	P	B-C
007	OFFICE	L1P	MD	P	P	P	P	P	B-C
008	OFFICE	L1P	MD	P	P	P	P	P	B-C
009	OFFICE	L1P	MD	P	P	P	P	P	B-C
010	OFFICE	L1P	MD	P	P	P	P	P	B-C
011	OFFICE	L1P	MD	P	P	P	P	P	B-C
012	OFFICE	L1P	MD	P	P	P	P	P	B-C
013	OFFICE	L1P	MD	P	P	P	P	P	B-C
014	OFFICE	L1P	MD	P	P	P	P	P	B-C
015	OFFICE	L1P	MD	P	P	P	P	P	B-C
016	OFFICE	L1P	MD	P	P	P	P	P	B-C
017	OFFICE	L1P	MD	P	P	P	P	P	B-C
018	OFFICE	L1P	MD	P	P	P	P	P	B-C
019	OFFICE	L1P	MD	P	P	P	P	P	B-C
020	OFFICE	L1P	MD	P	P	P	P	P	B-C
021	OFFICE	L1P	MD	P	P	P	P	P	B-C
022	OFFICE	L1P	MD	P	P	P	P	P	B-C
023	OFFICE	L1P	MD	P	P	P	P	P	B-C
024	OFFICE	L1P	MD	P	P	P	P	P	B-C
025	OFFICE	L1P	MD	P	P	P	P	P	B-C
026	OFFICE	L1P	MD	P	P	P	P	P	B-C
027	OFFICE	L1P	MD	P	P	P	P	P	B-C
028	OFFICE	L1P	MD	P	P	P	P	P	B-C
029	OFFICE	L1P	MD	P	P	P	P	P	B-C
030	OFFICE	L1P	MD	P	P	P	P	P	B-C
031	OFFICE	L1P	MD	P	P	P	P	P	B-C
032	OFFICE	L1P	MD	P	P	P	P	P	B-C
033	OFFICE	L1P	MD	P	P	P	P	P	B-C
034	OFFICE	L1P	MD	P	P	P	P	P	B-C
035	OFFICE	L1P	MD	P	P	P	P	P	B-C
036	OFFICE	L1P	MD	P	P	P	P	P	B-C
037	OFFICE	L1P	MD	P	P	P	P	P	B-C
038	OFFICE	L1P	MD	P	P	P	P	P	B-C
039	OFFICE	L1P	MD	P	P	P	P	P	B-C
040	OFFICE	L1P	MD	P	P	P	P	P	B-C
041	OFFICE	L1P	MD	P	P	P	P	P	B-C
042	OFFICE	L1P	MD	P	P	P	P	P	B-C
043	OFFICE	L1P	MD	P	P	P	P	P	B-C
044	OFFICE	L1P	MD	P	P	P	P	P	B-C
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048	OFFICE	L1P	MD	P	P	P	P	P	B-C
049	OFFICE	L1P	MD	P	P	P	P	P	B-C
050	OFFICE	L1P	MD	P	P	P	P	P	B-C
051	OFFICE	L1P	MD	P	P	P	P	P	B-C
052	OFFICE	L1P	MD	P	P	P	P	P	B-C
053	OFFICE	L1P	MD	P	P	P	P	P	B-C
054	OFFICE	L1P	MD	P	P	P	P	P	B-C
055	OFFICE	L1P	MD	P	P	P	P	P	B-C
056	OFFICE	L1P	MD	P	P	P	P	P	B-C
057	OFFICE	L1P	MD	P	P	P	P	P	B-C
058	OFFICE	L1P	MD	P	P	P	P	P	B-C
059	OFFICE	L1P	MD	P	P	P	P	P	B-C
060	OFFICE	L1P	MD	P	P	P	P	P	B-C
061	OFFICE	L1P	MD	P	P	P	P	P	B-C
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063	OFFICE	L1P	MD	P	P	P	P	P	B-C
064	OFFICE	L1P	MD	P	P	P	P	P	B-C
065	OFFICE	L1P	MD	P	P	P	P	P	B-C
066	OFFICE	L1P	MD	P	P	P	P	P	B-C
067	OFFICE	L1P	MD	P	P	P	P	P	B-C
068	OFFICE	L1P	MD	P	P	P	P	P	B-C
069	OFFICE	L1P	MD	P	P	P	P	P	B-C
070	OFFICE	L1P	MD	P	P	P	P	P	B-C
071	OFFICE	L1P	MD	P	P	P	P	P	B-C
072	OFFICE	L1P	MD	P	P	P	P	P	B-C
073	OFFICE	L1P	MD	P	P	P	P	P	B-C
074	OFFICE	L1P	MD	P	P	P	P	P	B-C
075	OFFICE	L1P	MD	P	P	P	P	P	B-C
076	OFFICE	L1P	MD	P	P	P	P	P	B-C
077	OFFICE	L1P	MD	P	P	P	P	P	B-C
078	OFFICE	L1P	MD	P	P	P	P	P	B-C
079	OFFICE	L1P	MD	P	P	P	P	P	B-C
080	OFFICE	L1P	MD	P	P	P	P	P	B-C
081	OFFICE	L1P	MD	P	P	P	P	P	B-C
082	OFFICE	L1P	MD	P	P	P	P	P	B-C
083	OFFICE	L1P	MD	P	P	P	P	P	B-C
084	OFFICE	L1P	MD	P	P	P	P	P	B-C
085	OFFICE	L1P	MD	P	P	P	P	P	B-C
086	OFFICE	L1P	MD	P	P	P	P	P	B-C
087	OFFICE	L1P	MD	P	P	P	P	P	B-C
088	OFFICE	L1P	MD	P	P	P	P	P	B-C
089	OFFICE	L1P	MD	P	P	P	P	P	B-C
090	OFFICE	L1P	MD	P	P	P	P	P	B-C

ROOM FINISH SCHEDULE ABBREVIATIONS

- AC: ACCEMENTAL PANEL
- AL: ALUMINUM
- ALUM: ALUMINUM
- AS: ASBESTOS
- BS: BURNED SUEDE
- CA: CARPET
- CF: CEMENT FLOOR
- CG: CONCRETE GRADE
- CH: CHINA
- CL: CLAY
- CM: COMPOSITE MATERIAL
- CR: CORK
- CS: CEMENT STONE
- CU: CUPRO
- GL: GLASS
- GR: GRANITE
- HP: HARDWARE
- HS: HOLLOW METAL
- IS: INSULATION
- ISG: INSULATED GLASS UNIT
- ISU: INSULATED STEEL UNIT
- ISW: INSULATED STEEL WINDOW
- ISWT: INSULATED STEEL WINDOW THERMO-BREAK
- ISWTH: INSULATED STEEL WINDOW THERMO-BREAK WITH WOOD GRAIN FINISH
- ISWTR: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION
- ISWTRD: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION AND DOUBLE GLAZING
- ISWTRDGL: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, AND LOW E COATING
- ISWTRDGLH: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE
- ISWTRDGLH1: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE 1
- ISWTRDGLH2: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE 2
- ISWTRDGLH3: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE 3
- ISWTRDGLH4: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE 4
- ISWTRDGLH5: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE 5
- ISWTRDGLH6: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE 6
- ISWTRDGLH7: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE 7
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- ISWTRDGLH9: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE 9
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- ISWTRDGLH17: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE 17
- ISWTRDGLH18: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE 18
- ISWTRDGLH19: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE 19
- ISWTRDGLH20: INSULATED STEEL WINDOW THERMO-BREAK WITH RIGID INSULATION, DOUBLE GLAZING, LOW E COATING, AND HARDWARE 20

GENERAL PLAN NOTES

1. DIMENSIONS ARE FROM CENTER OF GRID TO CENTER OF GRID ON FACE OF WALL UNLESS NOTED OTHERWISE. DIMENSIONS SHOWN WITH THIS PRECEDENCE OVER SCALED DRAWINGS.
2. ROOM WALLS, PARTITIONS, CEILING, AND FLOOR FINISHES SHALL BE ACCORDING TO THE FINISH SCHEDULE. FINISHES SHALL BE ACCORDING TO THE FINISH SCHEDULE UNLESS NOTED OTHERWISE.
3. DO NOT SCALE THE DIMENSIONS. FINISHES SHALL BE USED AS SHOWN AND NOTED. FINISHES SHALL BE USED AS SHOWN AND NOTED. FINISHES SHALL BE USED AS SHOWN AND NOTED.
4. ALL WALLS RUN TO ROOM AND ARE TO BE SEALED TOP & BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
5. ALL WALLS RUN TO ROOM AND ARE TO BE SEALED TOP & BOTTOM EACH SIDE UNLESS NOTED OTHERWISE.
6. SUBSTITUTE WATER RESISTANT SHEATHING IS ALL SET AREAS UNLESS NOTED OTHERWISE.

DOOR SCHEDULE

DOOR NO.	DOOR SCHEDULE	MATERIAL	DOOR TYPE	FRAME	HEAD	SASH	W/.	W/.	W/.	W/.	NOTE
A	010"	AL	1	1							
B	010"	AL	1	1							
C	010"	AL	1	1							

DOOR TYPES

1. PREPARED ALUMINUM DOOR
2. STRENGTHENED STEEL FRAME INSULATED STEEL DOOR (PAINTED)
3. PREPARED WOOD DOOR
4. INSULATED OVERHEAD DOOR
5. STRENGTHENED STEEL FRAME INSULATED STEEL DOOR (PAINTED)

FRAME TYPES

1. PREPARED ALUMINUM
2. PREPARED STEEL FRAME W/ THERMAL BREAK
3. HOLLOW METAL FRAME
4. PREPARED WOOD FRAME

HARDWARE GROUPS

1. CLASSROOM LOCKSET, INTERLOCK 1/2" W/ ROLLER SHUTTLE, CLOSE, @ BUTTS
2. CLASSROOM LOCKSET, @ BUTTS
3. CLASSROOM LOCKSET, @ BUTTS

SCHEDULE KEY

HARDWARE NOTES

1. INTERIOR DOORS TO HAVE ROCLAM 4-WAY OR EQUAL
2. EXTERIOR DOORS TO HAVE ROCLAM D-DRESS OR EQUAL
3. FINISH HARDWARE UNLESS NOTED
4. ALL HARDWARE TO MATCH LABEL OF DOOR
5. METAL ALL HARDWARE PER APPROPRIATE CODES

OFFICE REMODELING
 BRADBURY STAMM CONSTRUCTION
 2846 W. 11TH AVENUE
 ST. CLOUD, MINNESOTA 56301
 PHONE: 833-455-3089
 WWW.BRADBURYSTAMM.COM

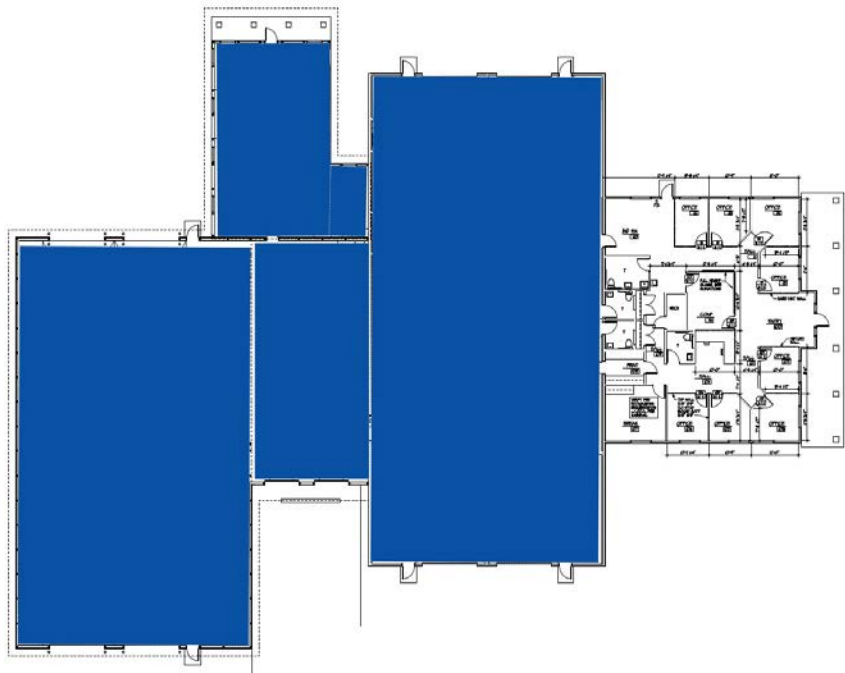
Bradbury
 Stamm
 CONSTRUCTION

OUTSOURCE
 ARCHITECTURE
 825 N. WASHINGTON AVENUE
 ST. CLOUD, MN 56301
 PHONE: 833-455-3089
 WWW.OUTSOURCEARCHITECTURE.COM

A2.1
 FLOOR PLAN

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FLOOR PLAN



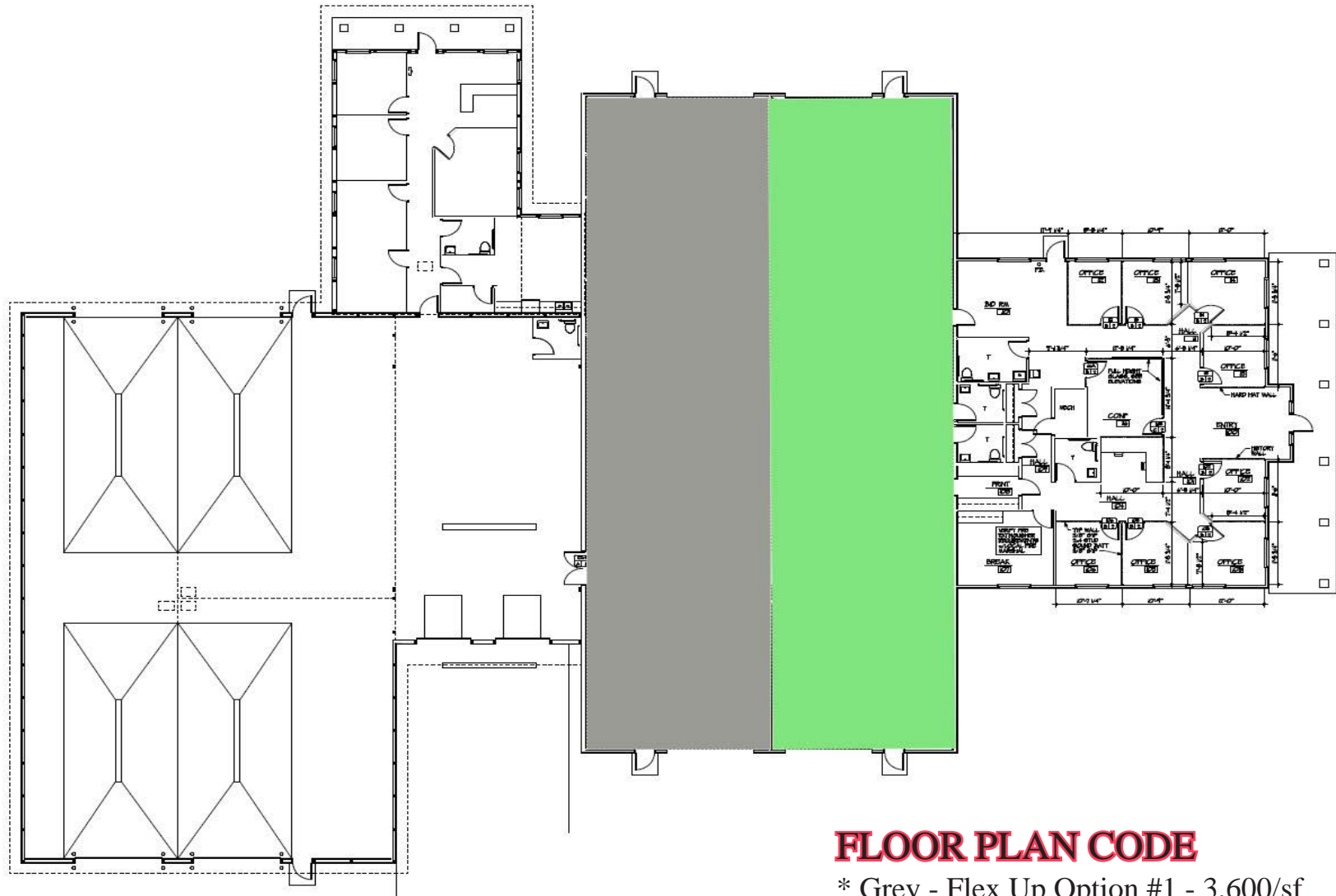
FLOOR PLAN CODE

* 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



INTERIOR



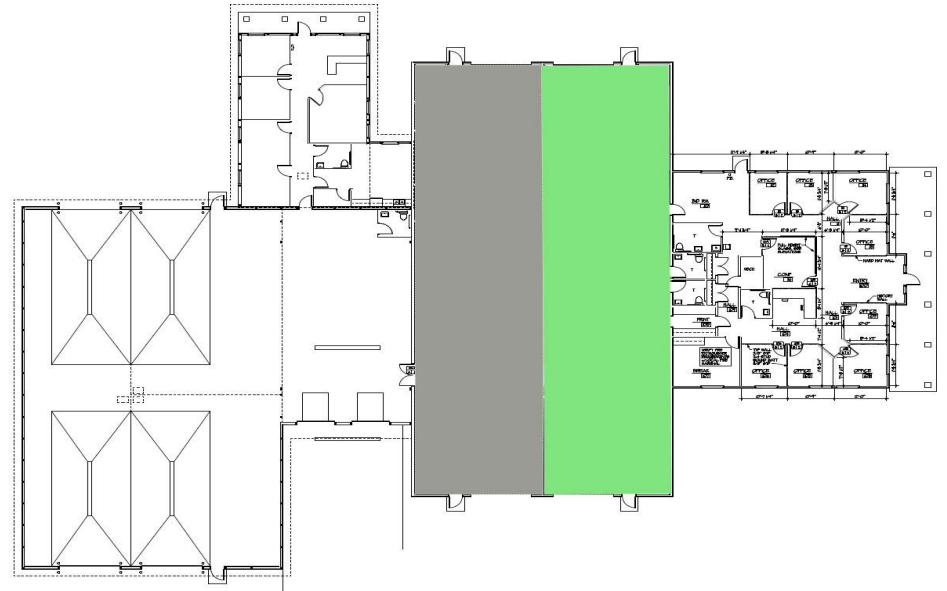
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SHOP



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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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