



COMMERCIAL REALTY SOLUTIONS

For Lease - Warehouse/Distribution 10,000/sf Industrial Office/Warehouse 8712 Crossing Drive, St. Cloud 56301



PROPERTY INFORMATION

- * Lease Rate **\$7.00/psf NNN - Warehouse**
\$10.00/psf NNN - Office
Operating Expenses: \$2.50/psf
- * Building is 30,000/sf
Space Available: 10,000/sf
- * Lot is 7.25 Acres
- * Stearns County
- * PID 76.42240.0206 2024 Taxes \$42,866.00
- * Zoned: I-1 Light Industrial
- * Join New Love's Travel Plaza & SPS Companies at I-94 & US Hwy 23!



Contact:

ERIC O'BRIEN
(612) 281-4163
EObrien@crs-mn.com

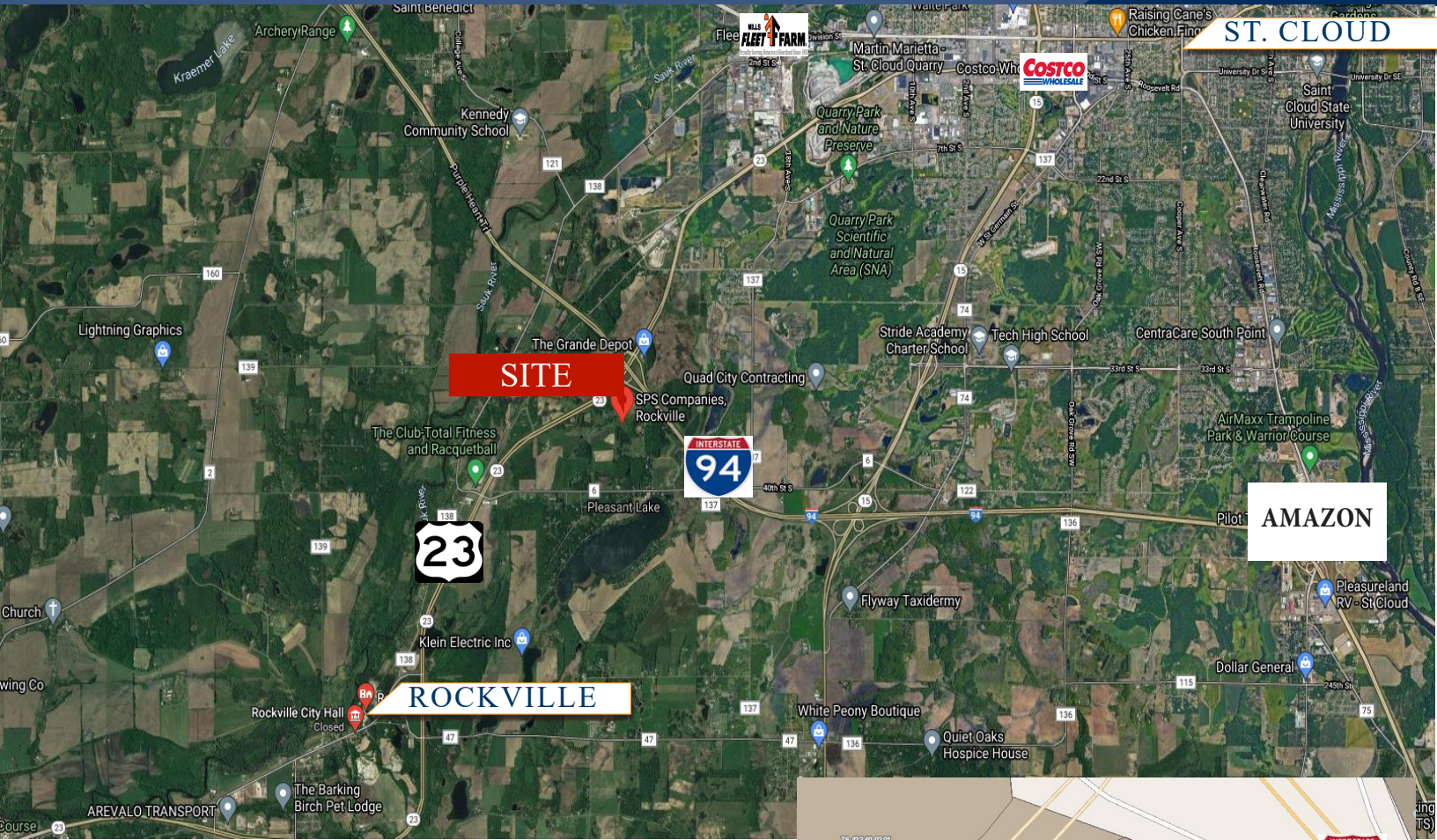
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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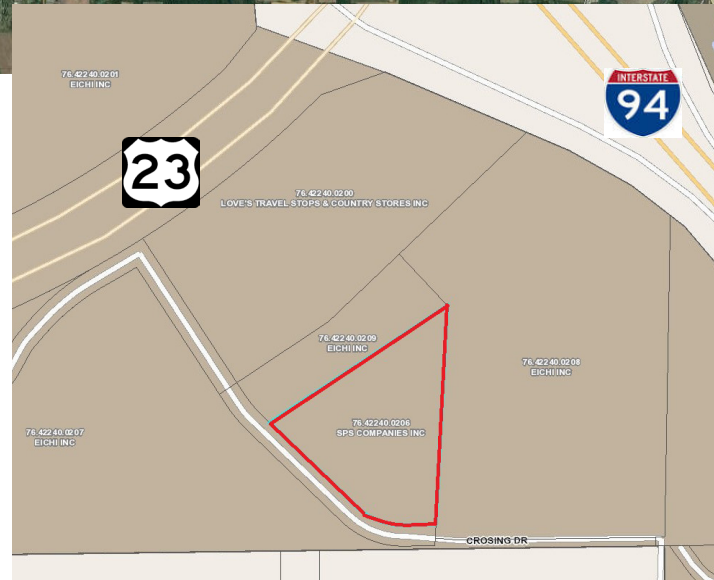
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LOCATION INFORMATION

- * Interstate 94 Frontage at US Highway 23
- * Great Visibility and Access to Major Traffic Corridors



TRAFFIC COUNTS - 2023

- * I-94 - 34,500 VPD
- * Highway 23 - 17,600 VPD

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- * Heating:
 - One (1) Reznor Heating Unit
 - In-Floor Heat Ready
 - Space for Two (2) Roof Top Units
- * Concrete Floors - 6"
- * Electric: 3 Phase 200 Amp 120/208 Volt
- * Drive-In Door w/Ramp - One (1) Door 16' x 16'
- * Dock Doors
 - Two (2) Doors 10' x 8'6"
 - Mechanical Levelers
- * Service Doors - Two (2) Doors 3' x 7'
- * Clear Height 22'5" - 26'6"
- * Store Front Entrance
- * 56 Total Parking Spaces



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