



COMMERCIAL REALTY SOLUTIONS

# For Sale/Lease Industrial: Office/Warehouse 525 Progress Rd, Waite Park 56387



## PROPERTY INFORMATION

- \* Sales Price **\$2,195,000.00**
- \* Lease Rate **\$4.00/psf Warehouse \$8.00/psf Office**
- \* Building is 42,680/sf
  - Shop/Warehouse: 34,092/sf
  - Enclosed Loading Dock: 2,948/sf
  - 1st Floor Office: 2,960/sf
  - 2nd Floor Office: 2,980/sf
- \* Lot is 3.93 Acres
- \* Stearns County
- \* PID 98.60865.0008 2020 Taxes: \$54,752.00
- \* Zoning: I-1 Light Industrial
- \* Businesses in Area Include:
  - US Post Office, McDowell, Stone Holding Company,
  - Menards, Subway, Culvers, Pizza Hut, McDonalds,
  - IHop and much more!



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**

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## PROPERTY INFORMATION

- \* Easy Access to Hwy 23
- \* South of Hwy 23
- \* 3.5 Miles to I-94
- \* Highway 10 is Approx. 2 Miles



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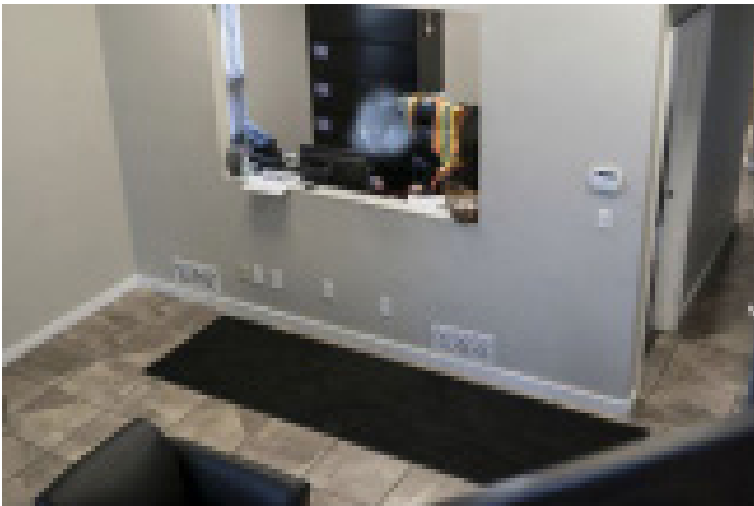
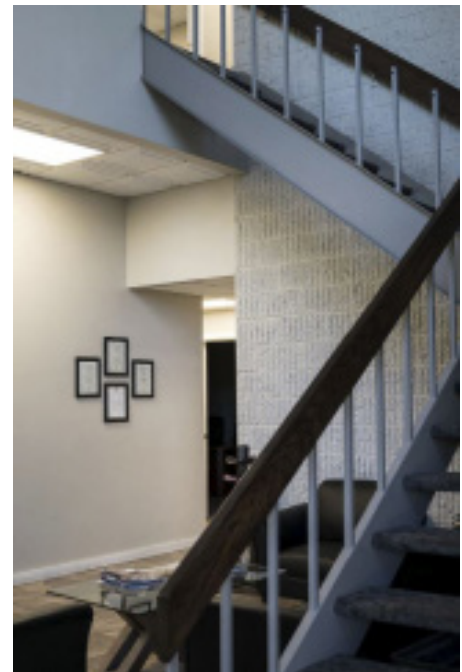
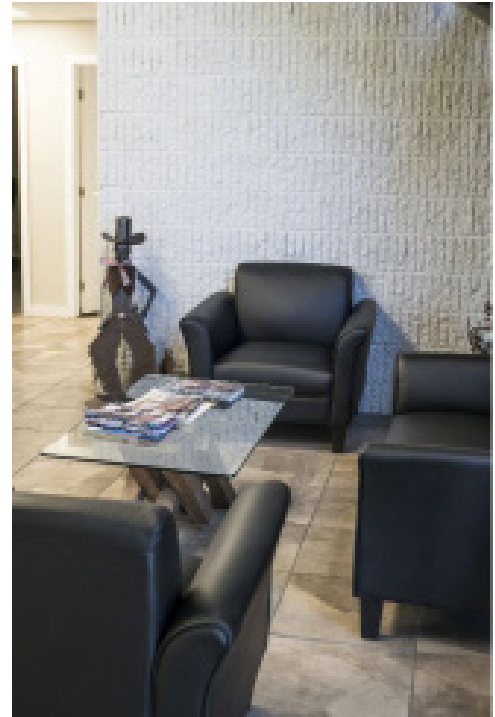


Building Plan



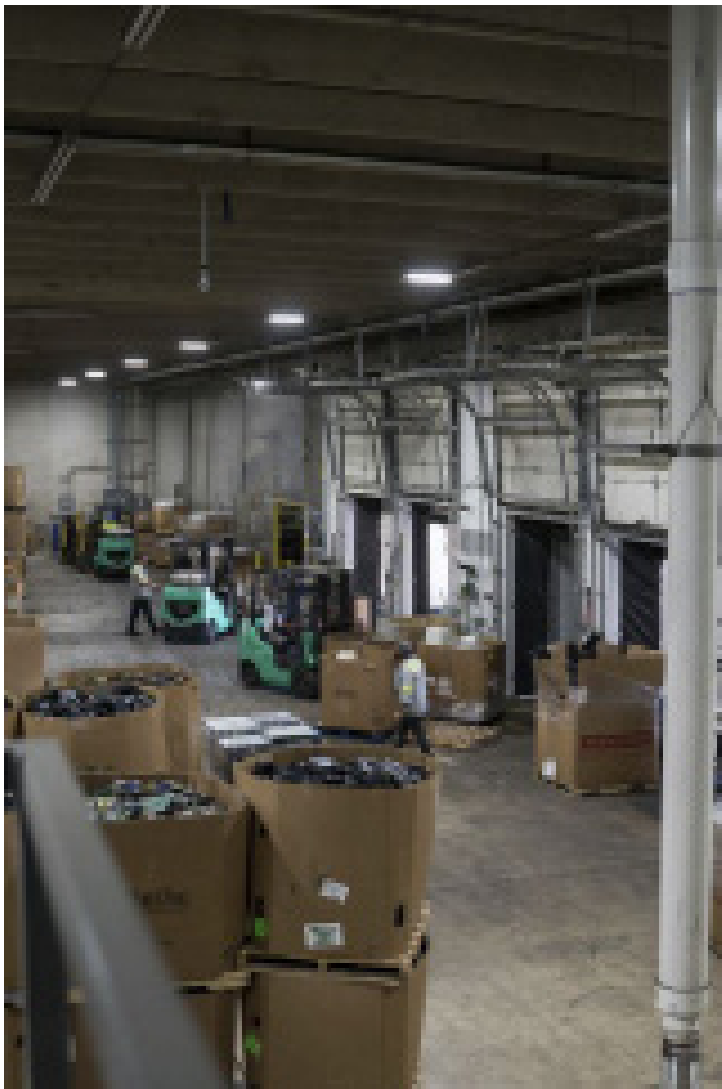
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## **PROPERTY INFORMATION**

- \* Warehouse Clear Height 22' - 24'
- \* (4) Loading Docks
- \* (1) Drive-In Door
- \* Office A/C and Forced Air
- \* Warehouse Gas Fired Ceiling Heaters
- \* Precast Concrete Tilt Up Construction
- \* 24 Parking Spaces

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