



St. Cloud, MN 56301

23,088 SF/1.2 Acres For Sale - \$1,100,000

Highlights and Features:

- Building: 23,088 SF
- Land: 1.2 Acres/52,207 SF
- Type: Industrial Warehouse/Office
- Approximately 2,600 sf of office space (1,300 on 2 levels) with private offices, restrooms and kitchenette
- Approximately 7,680 sf of climate controlled single story multi-purpose space with 10' ceilings
- Approximately 14,000 sf of cold storage with vaulted ceilings and mezzanine built in a little over half
- HVAC: Lennox HVAC system with 180,000 BTU for heating, and a 7.5-ton cooling capacity for the office area.
- Approximately 50 parking spaces
- 3 - 9'x12' and 1 - 12'x12' Drive in Door
- Roof: Part rubber, rock and steel
- Zoning: C5 Highway Commercial District
- PID: 82.43944.0000
- County: Stearns
- 2023 Tax: \$8,600



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