



**FOR SALE**



## NORTH ST.CLOUD INDUSTRIAL

**+/-21,780 total sf / +/-0.59 Acres**

2605 5th Street N. St. Cloud, MN 56303

Casey O'Malley, Broker  
320.260.6815  
Casey.OMalley@RiceProperties.com

Tom Bennett, Co-Broker  
952.924.4897  
Tom.Bennett@CBRE.com

# PROPERTY INFORMATION

## 21,780 SQUARE FEET

Industrial Warehousing

## LAND AREA

25,545 SF

## AVAILABLE

March 1, 2023

- 3 Loading Dock Doors
- Clear Span
- Clearing Height 13' - 18'
- Rare Opportunity
- 20 Parking Stalls with Extra Street Parking Available
- Built in 1948 & 1956
- 800 Power Amp
- Rail Served Facility with 3 Docks
- Willing to Include Racking as part of the Sale
- Zoning 1-2, Industrial Park
- Can be demised into 3 suites
- Northern Lines Railway

### Sale Price:

\$1,090,000 | \$50.05 PSF

### 2023 RE Taxes:

\$21,002



# INTERIOR

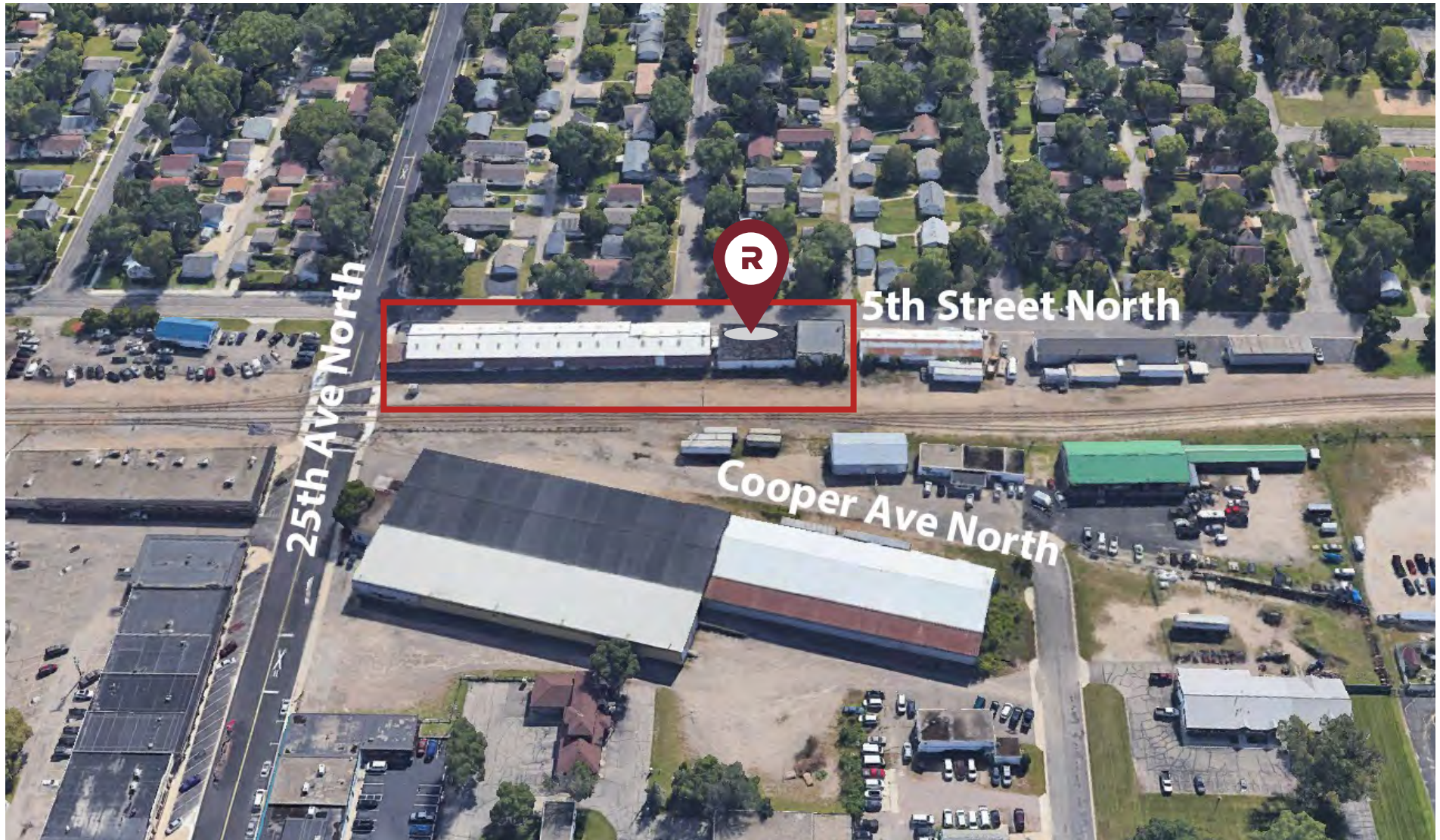


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# AERIAL/LOCATION

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