



FOR LEASE | **949,052 SF**
701 33RD AVE N | **ST. CLOUD, MN**

ANTHONY CRIVELLO | 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM

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PROPERTY HIGHLIGHTS



**OUTDOOR STORAGE
AVAILABLE**



**GREAT ACCESS TO
STATE HWY 15 WITH
CONNECTIVITY TO I-94**



31 DOCKS



**LARGE LOT; GREAT
FOR TRAILER
PARKING OR
OUTSIDE STORAGE**



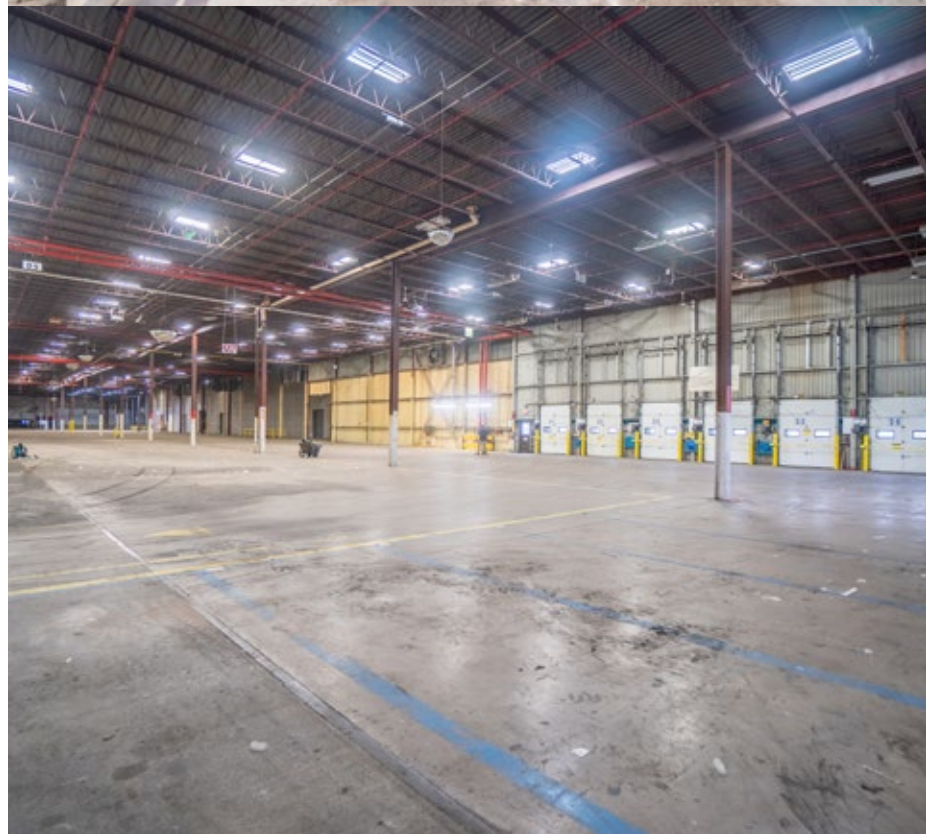
**POWER: 13.8 & 34.5
KV FEEDERS
3500-AMP
4160-AMP &
1308-AMP
THREE-PHASE
FOUR-WIRE
277/480-VOLT
MAINS**



PROPERTY DETAILS

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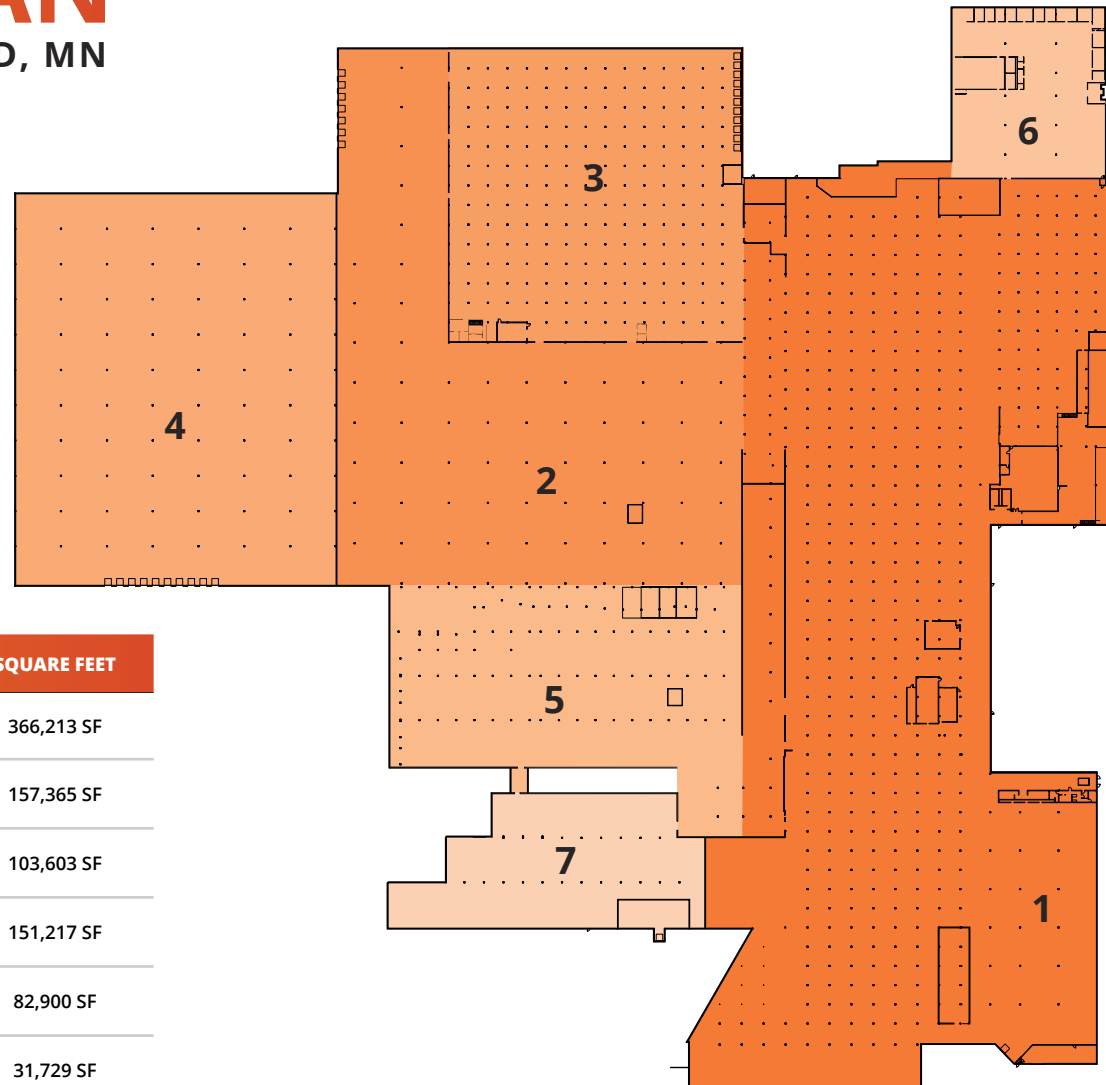
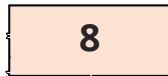
AVAILABLE SPACE	949,052 SF
MINIMUM DIVISIBLE	100,000 SF
WAREHOUSE SPACE	903,123 SF
OFFICE SPACE	31,729 SF
DOCK DOORS	31
DRIVE-INS	9
CLEAR HEIGHT	14' - 27'
ROOF	JPDM, Build Up Roof Systems & Standing Seam
WALLS	Steel & Masonry
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1950
FIRE SUPPRESSION	Hydraulically Designed Automatic Sprinkler System
POWER	13.8 & 34.5 kV Feeders 3500-Amp, 4160-Amp and 1308-Amp Three-Phase Four-Wire 277/480-Volt Mains
PARKING	980 Parking Stalls
LAND AREA	50.55 Acres
ZONING	I-2: General Industrial
PARCEL ID	82.43780.0000
RAIL ACCESS	BNSF Rail Access
OPEX ESTIMATE	\$0.69/SF



FLOOR PLAN

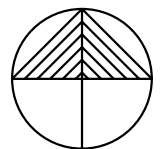
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EMPLOYEE CENTER OFFICES



NUMBER	DOCKS	CLEAR HEIGHT	SQUARE FEET
1	1	16'	366,213 SF
2	7	26'	157,365 SF
3	11	25'	103,603 SF
4	10	25' - 27'	151,217 SF
5	N/A	14' - 21'	82,900 SF
6	N/A	DROP CEILING	31,729 SF
7	1	18' 9" - 26' - 3"	41,832 SF
8	1	11'	14,200 SF
TOTAL	31		949,052 SF

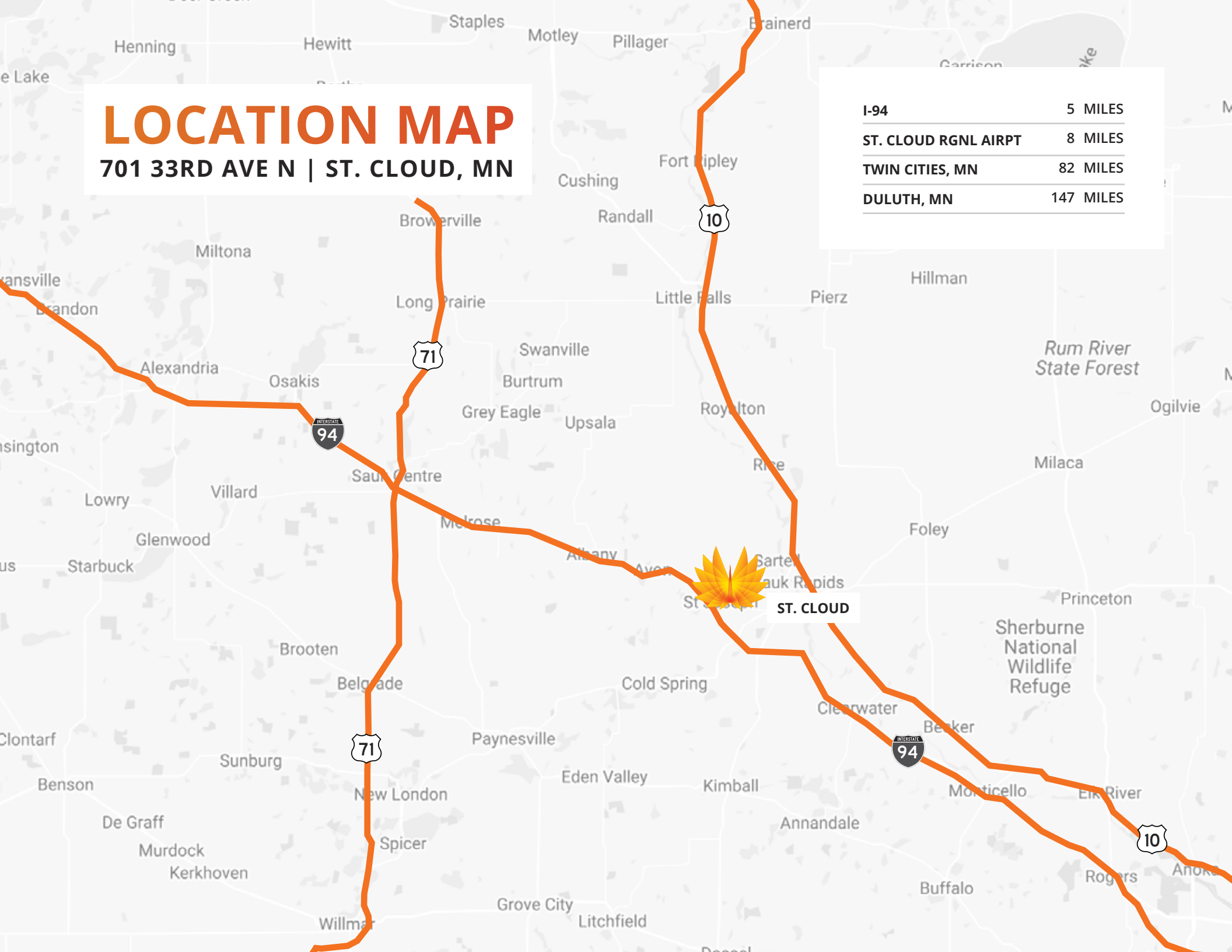
[VIEW A MATTERPORT WALK-THROUGH](#)



LOCATION MAP

701 33RD AVE N | ST. CLOUD, MN

I-94	5 MILES
ST. CLOUD RGNL AIRPT	8 MILES
TWIN CITIES, MN	82 MILES
DULUTH, MN	147 MILES





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