



COMMERCIAL REALTY SOLUTIONS

St. Cloud - Industrial Buildings FOR LEASE

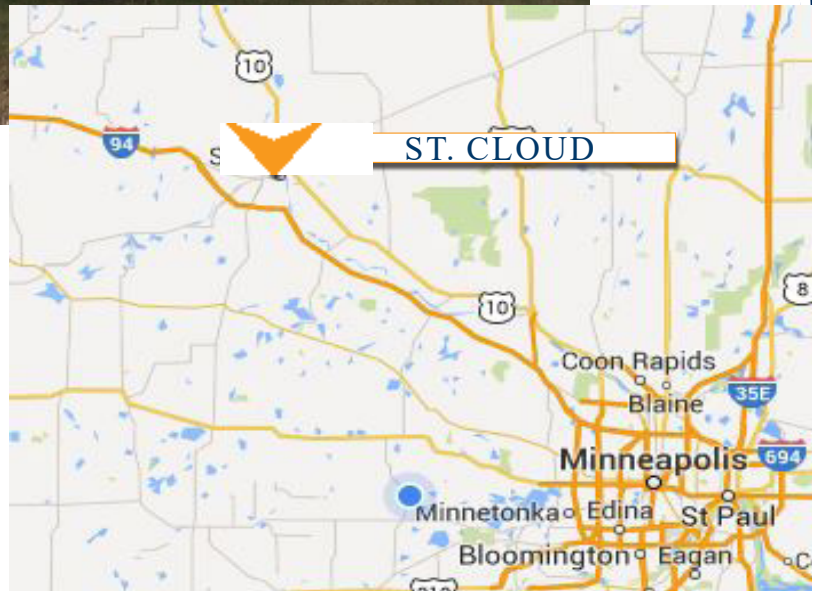
3423 C.R. 74, St. Cloud, MN 56301

Multiple Buildings!



PROPERTY INFORMATION

- * Lease Rate **\$2.00 - \$6.00/psf**
- * Operating Expenses \$1.00/psf
- * Building 1: 15,960/sf
- * Building 2: 15,961/sf
- * Building 3: 15,960/sf
- * Building 4: 2,646/sf LEASED
- * Building 5: 14,400/sf LEASED
- * Stearns County
- * Zoned: Light Industrial
- * Built in 1998
- * Wood Frame Buildings and Metal Exterior



Contact:

WAYNE ELAM
(763) 229-4982



WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com

St. Cloud - Industrial Buildings

FOR LEASE

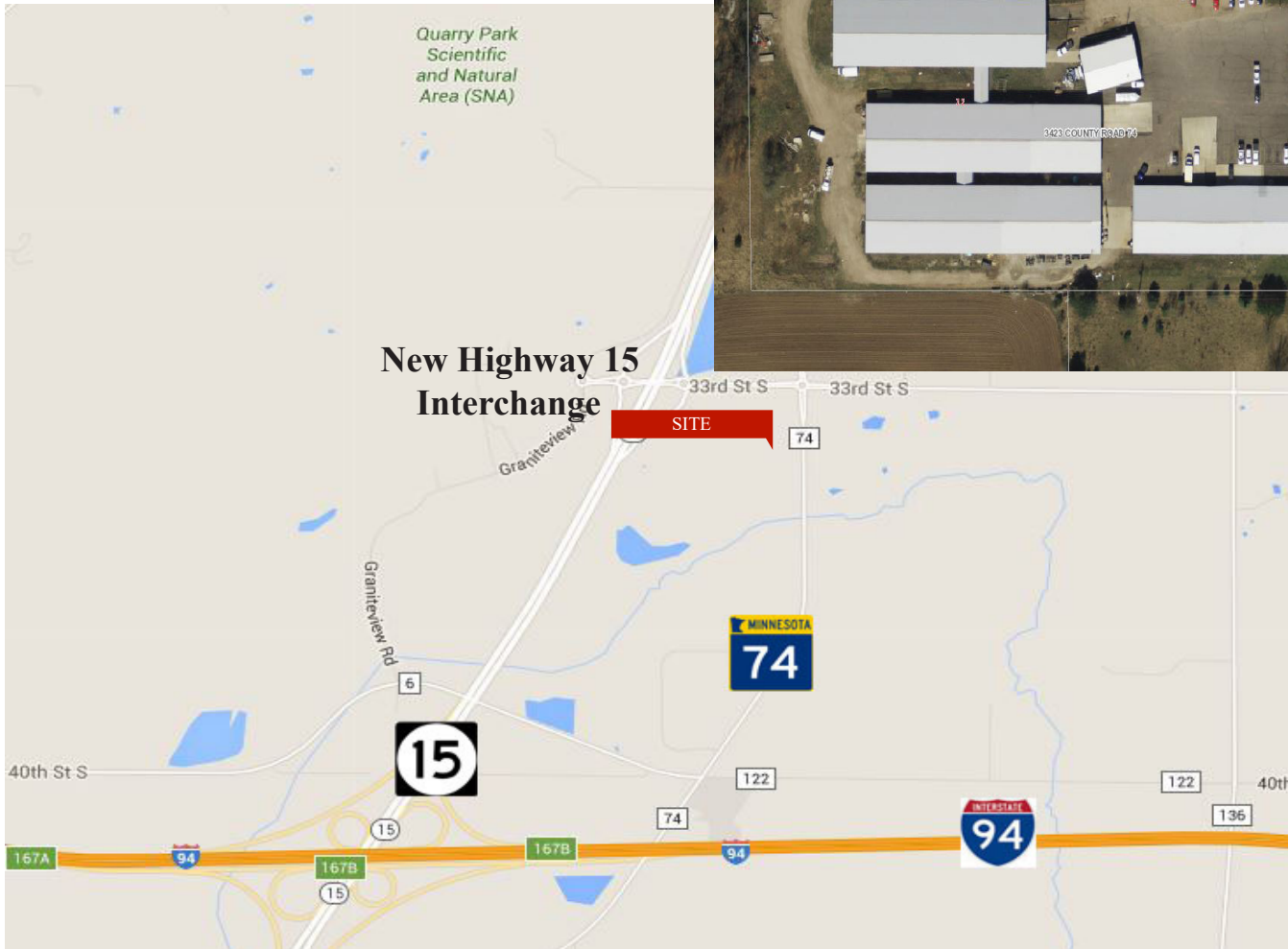
3423 C.R. 74, St. Cloud, MN 56301

TRAFFIC COUNTS - 2017

* I-94 - 40,500 VPD

* Highway 15 - 16,100 VPD

* County Road 74 - 4,650 VPD



PROPERTY INFORMATION

- * Located 1 Mile North of I-94
- * Just off of new Highway 15 Interchange on C.R. 74
- * Minutes from St. Cloud



Contact:
WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com

St. Cloud - Industrial Buildings

FOR LEASE

3423 C.R. 74, St. Cloud, MN 56301

5
Buildings



BUILDING INFORMATION

- * Building #1 - 15,960/sf
- * Building #2 - 15,961/sf
- * Building #3 - 15,960/sf
- * ~~Building #4 - 2,646/sf~~ LEASED
- * ~~Building #5 - 14,400/sf~~ LEASED



Contact:
WAYNE ELAM
(763) 229-4982
WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

St. Cloud - Industrial Buildings

FOR LEASE

3423 C.R. 74, St. Cloud, MN 56301

Building
#1
(15,960/sf)



PROPERTY INFORMATION

- * 4,440/sf Office
- * 2,880/sf Showroom
- * 8,640/sf Warehouse
- * (1) 8'x8' Drive-In
- * (3) Dock Doors
- * Interior Warehouse
- * Height 10'

Contact:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com



3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com

St. Cloud - Industrial Buildings

FOR LEASE

3423 C.R. 74, St. Cloud, MN 56301

PROPERTY INFORMATION

* Four 14'x12' Drive In Doors



**Building
#2 (Back 1/2)
Appx. 7,980/sf**



Interior Height 13' 6"



**Building
#3
(15,960/sf)**



Contact:

WAYNE ELAM

(763) 229-4982

WElam@commrealtysolutions.com



PROPERTY INFORMATION

* Two 14'x12' Drive In Doors

* Two Docks

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

www.commrealtysolutions.com