



COMMERCIAL REALTY SOLUTIONS

St. Cloud - Industrial Buildings FOR SALE

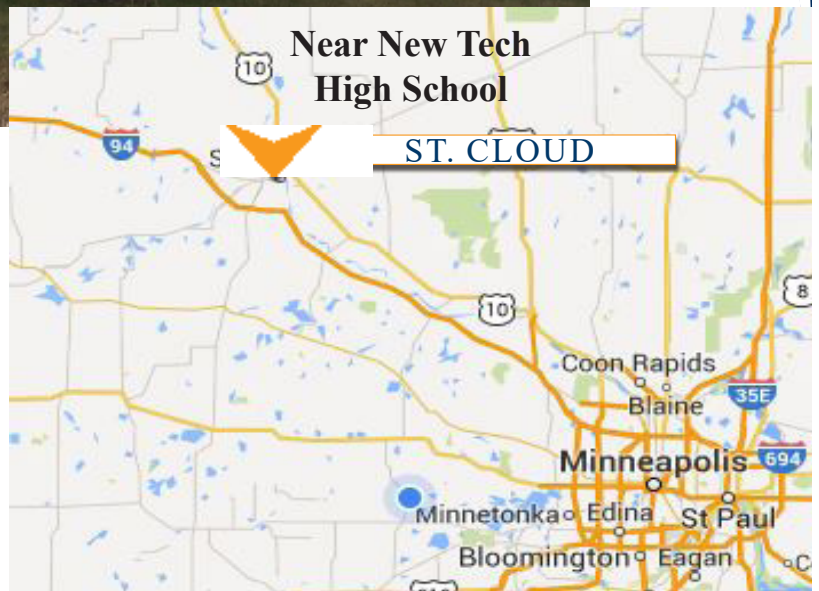
3423 C.R. 74, St. Cloud, MN 56301

Multiple Buildings!



PROPERTY INFORMATION

- * Sales Price **\$1,495,000.00**
- * Building 1: 15,960/sf
- * Building 2: 15,961/sf - back 1/2 LEASED
- * Building 3: 15,960/sf
- * Building 4: 2,646/sf - LEASED
- * Building 5: 14,400/sf - LEASED
- * 5.37 Acres
- * Stearns County PID 82-44152.0602
- * 2017 Taxes \$27,248.00
- * Zoned: Light Industrial
- * Constructed 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

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St. Cloud - Industrial Buildings

FOR SALE

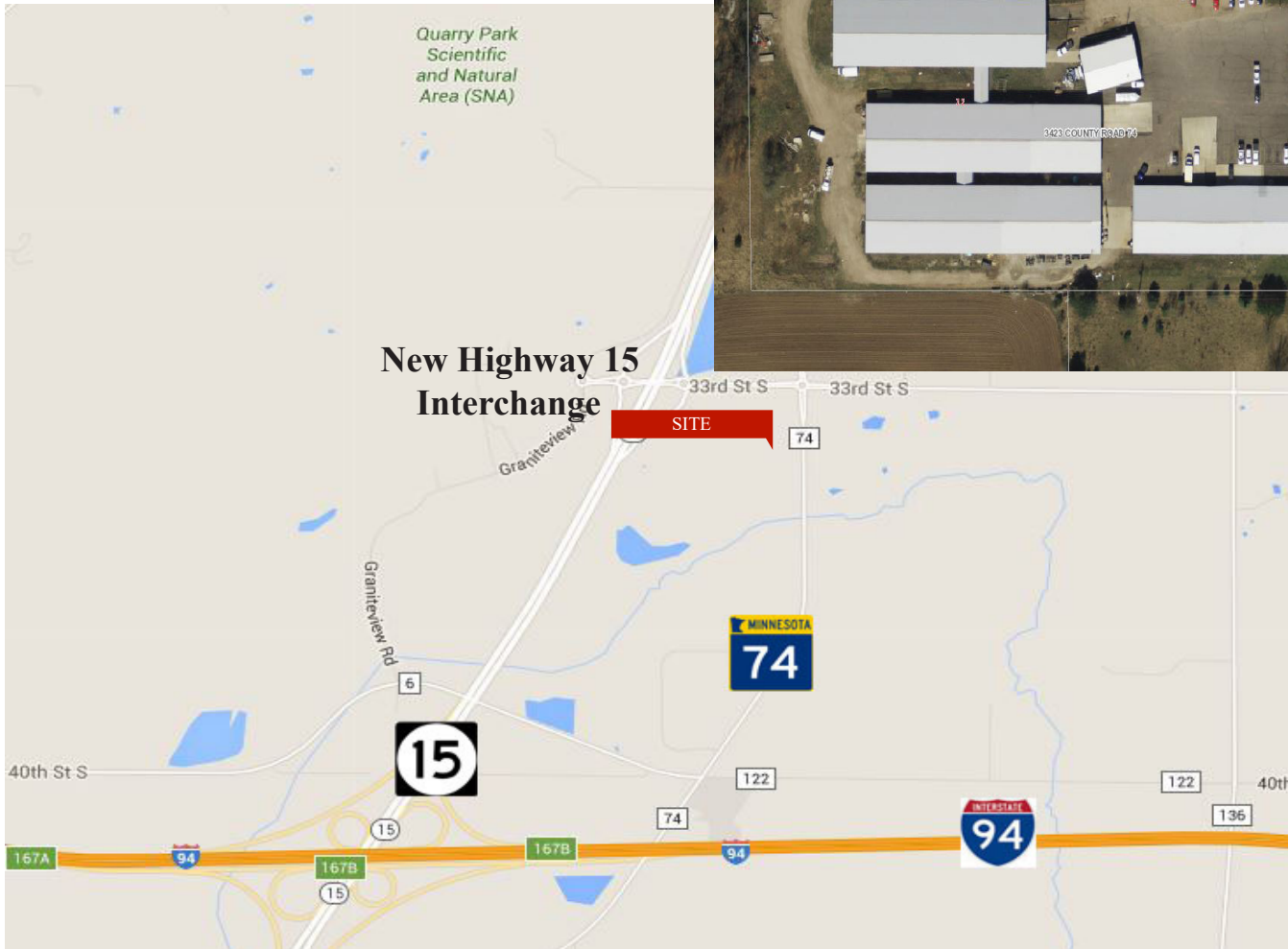
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TRAFFIC COUNTS - 2016

* 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



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5
Buildings



BUILDING INFORMATION

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



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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'

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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)



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PROPERTY INFORMATION

* Two 14'x12' Drive In Doors

* Two Docks



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Building
#4
(2,646/sf)



PROPERTY INFORMATION

* (1) 12'x12' Drive-In Door



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St. Cloud - Industrial Buildings

FOR SALE

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

Building
#5
(14,400/sf)



PROPERTY INFORMATION

- * (1) 12'x12' Drive-In
- * Cold Storage
- * Interior Height 13' 6"



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