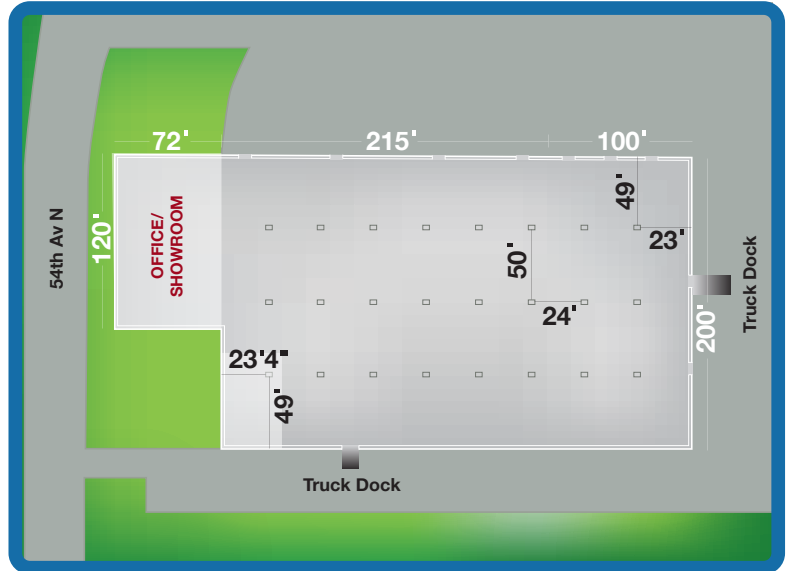
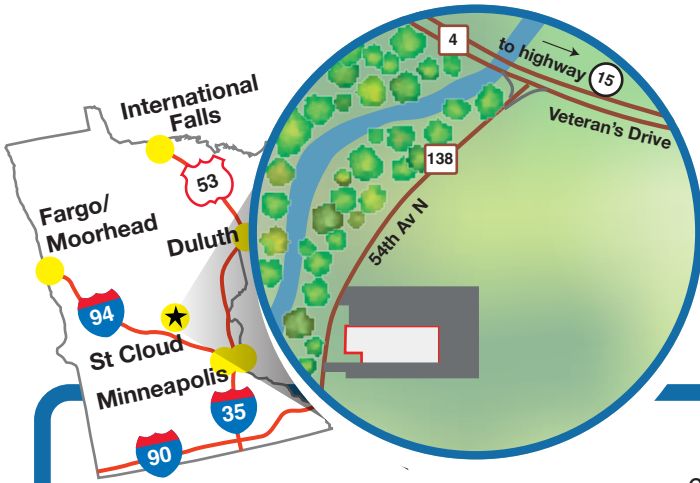


# FOR LEASE 71,640 sq ft

Commercial Warehouse Facility



## INDUSTRIAL BUILDING

640 54th Av N · Saint Cloud, MN 56303 (Stearns County)



### BUILDING DETAILS

<b>General Use:</b>	Industrial
<b>Construction:</b>	Steel
<b>Electrical:</b>	208 Volt, 600 Amp 3 Phase
<b>Sprinkled:</b>	Wet System throughout building
<b>HVAC:</b>	Office/Showroom Areas

<b>Land Area:</b>	approx. 9 acres
<b>Square Feet Available:</b>	72,000 sq ft
<b>Office:</b>	8,750 sq ft
<b>Warehouse/ Production Area:</b>	63,250 sq ft
<b>Outside Paved Area:</b>	80,000 sq ft
<b>Clear Height:</b>	18'

### LOADING

Truck-height Docks	10
Ramp	2

### SITE INFORMATION

<b>Zoning:</b>	Planned Industrial Development
----------------	--------------------------------

### NOTES

24' x 50' post spacing

### FOR MORE INFORMATION

Call Mike  
320-493-1004