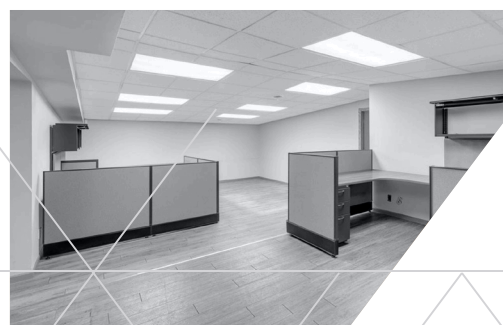
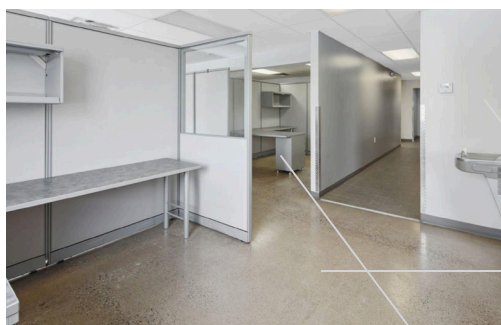
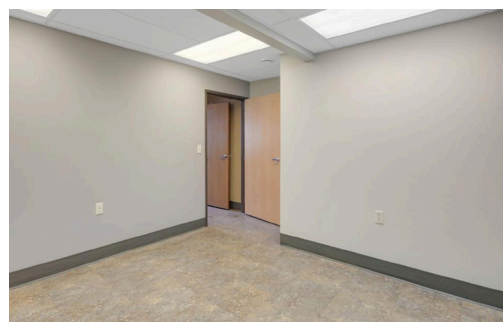


2629 Clearwater Road, St. Cloud, MN

Industrial - Office - Retail Showroom **FOR LEASE**



WENDY HENDRICKS

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AGENCY
NORTH REAL ESTATE



2629 Clearwater Road, St. Cloud, MN

Industrial - Office - Retail Showroom FOR LEASE

\$6.50

Excellent opportunity for a growing business to lease over 17,000 sq. ft. of office and warehouse. The property has 12 overhead doors ranging from 8 to 16 feet with the majority being 12 and 14 foot doors. The property also has a detached 150 x 24 sq ft open storage and parking available. The office areas consist of 2 conference rooms, several private offices, bathrooms, and a retail showroom area.



General Description

List Price:	\$6.50 / SF NNN
Status:	Active
CMU Style:	Industrial, Office, Warehouse
Current Use:	Warehouse, Industrial, Commercial, Retail, Office
Total Units:	1
Construction Status:	Previously Owned
Building Fin SqFt:	1,7706 SqFt
Foundation Size:	1,7706 SqFt
Acres:	2.33
Lot Size:	226 x 608 x 225 x 599
Sale Includes:	Other
County:	Stearns
Postal City:	Saint Cloud
School District:	472 - St. Cloud
Owner is an Agent?	No
In Foreclosure?	No
Lender Owned?	No
Potential Short Sale?	No
Yearly/Seasonal	Yearly

Tax Information

Property:	82441520029
Tax Year:	2020
Tax Amount:	\$30,556
Assessment Balance:	\$0
Tax With Assessments:	\$30,556
Assessment Pending:	No
Homestead:	No

Exterior Features

Garage Stalls:	12
Parking Character:	Attached Garage, Driveway - Asphalt, Garage Door Opener, Insulated Garage
Exterior:	Metal
Zoning:	Industrial

Interior Features

Heating:	Forced Air
Fuel:	Electric, Natural Gas
Water:	City Water/Connected
Utilities:	Heating Separate, Electric Separate
Sewer:	City Water/Connected
Accessible:	Ramp, Counters, Doors 36"+

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