

INDUSTRIAL BUILDING FOR SALE
OR LEASE

St. Joe Business Park

700 - 15th Ave North
St. Joseph, MN 56374



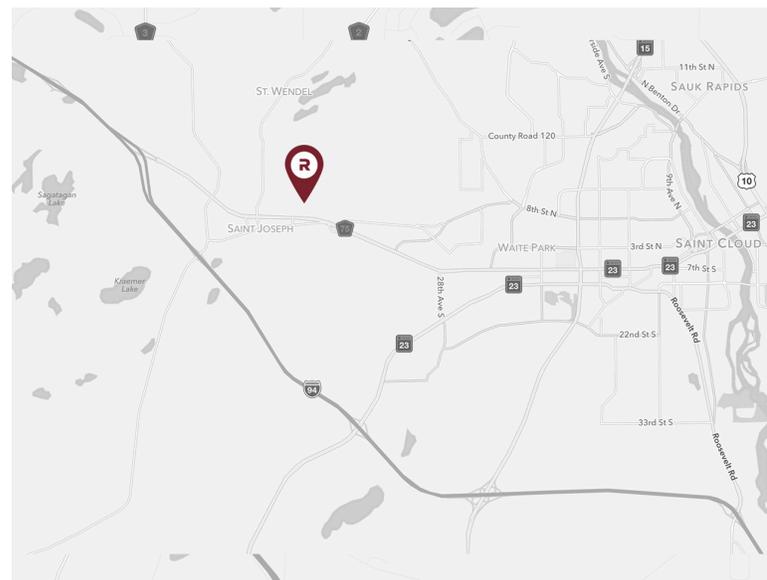
RICE
REAL ESTATE
SERVICES



16,000 SF Office/ Warehouse

This well constructed steel frame building is offered for lease or sale in fast-growing Saint Joseph, MN. Building is 16,000 SF total with four (4) 4,000SF bays consisting of office/ warehouse/ light industrial space.

Building is situated on 3.14 acres which can allow for a 16,000 - 20,000 SF addition with ample room for secured storage and/ or fenced in lot. Property is zoned light industrial which allows for a variety of uses ranging from office/ warehouse, light manufacturing/ assembly to recreational use. Current Tenants include: Shred-Rite, Central MN Ceilings, Overstock Supply & Peaceful Village. Ideal property for an Owner/ Occupant or Investment purchase.



SALE PRICE: \$750,000 or \$47.00/psf

FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:

CASEY O'MALLEY
PRIMARY BROKER | 320.260.6815
casey.omalley@riceproperties.com



1019 Industrial Drive South,
Sauk Rapids, MN 56379
320.260.6815 | RICEPROPERTIES.COM

We obtained the information above from sources we believe to be reliable. However, we claim to make a guarantee, warranty or representation about such information. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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700 - 15TH AVE N, ST. JOSEPH, MN 56374

LOCATION

Property is located off CR133 and 15th Avenue North in St. Joseph, MN.

SALE PRICE

\$750,000 or \$47.00/ psf

HIGHLIGHTS

- Quality steel frame construction
- 22' clear height
- Docks/ drive-in's for each individual bay
- Ample parking and outdoor storage capabilities
- 3 phase power, 400 amp, 280 Volt
- Easy access to major highways
- Standing seam roof system
- Fully Sprinkled fire protection system
- Income producing with Tenants in-place
- Expansion capabilities

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PROPERTY AERIALS

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PROPERTY FLOOR PLAN

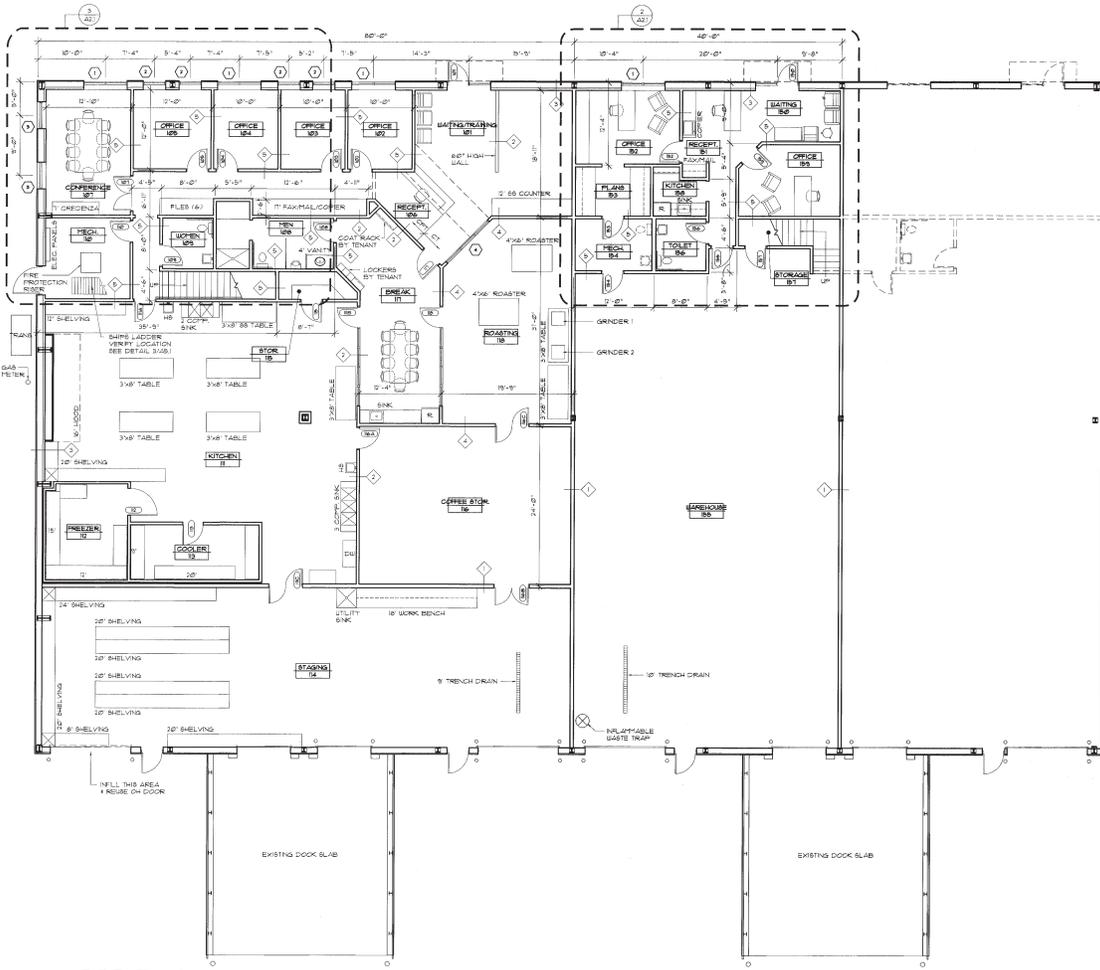
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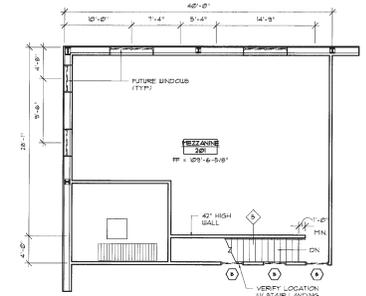
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FLOOR PLAN

1
A21

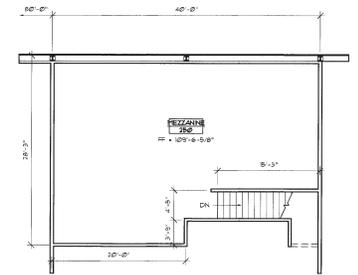
SCALE: 1/8" = 1'-0"



MEZZANINE FLOOR PLAN

2
A22

SCALE: 1/8" = 1'-0"



MEZZANINE FLOOR PLAN

2
A22

SCALE: 1/8" = 1'-0"

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