

FOR LEASE OR SALE | **952,534 SF**
701 33RD AVE N | **ST. CLOUD, MN**

ANTHONY CRIVELLO | 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM

LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



PROPERTY HIGHLIGHTS



**OUTDOOR STORAGE
AVAILABLE**



**GREAT ACCESS TO
STATE HWY 15 WITH
CONNECTIVITY TO I-94**



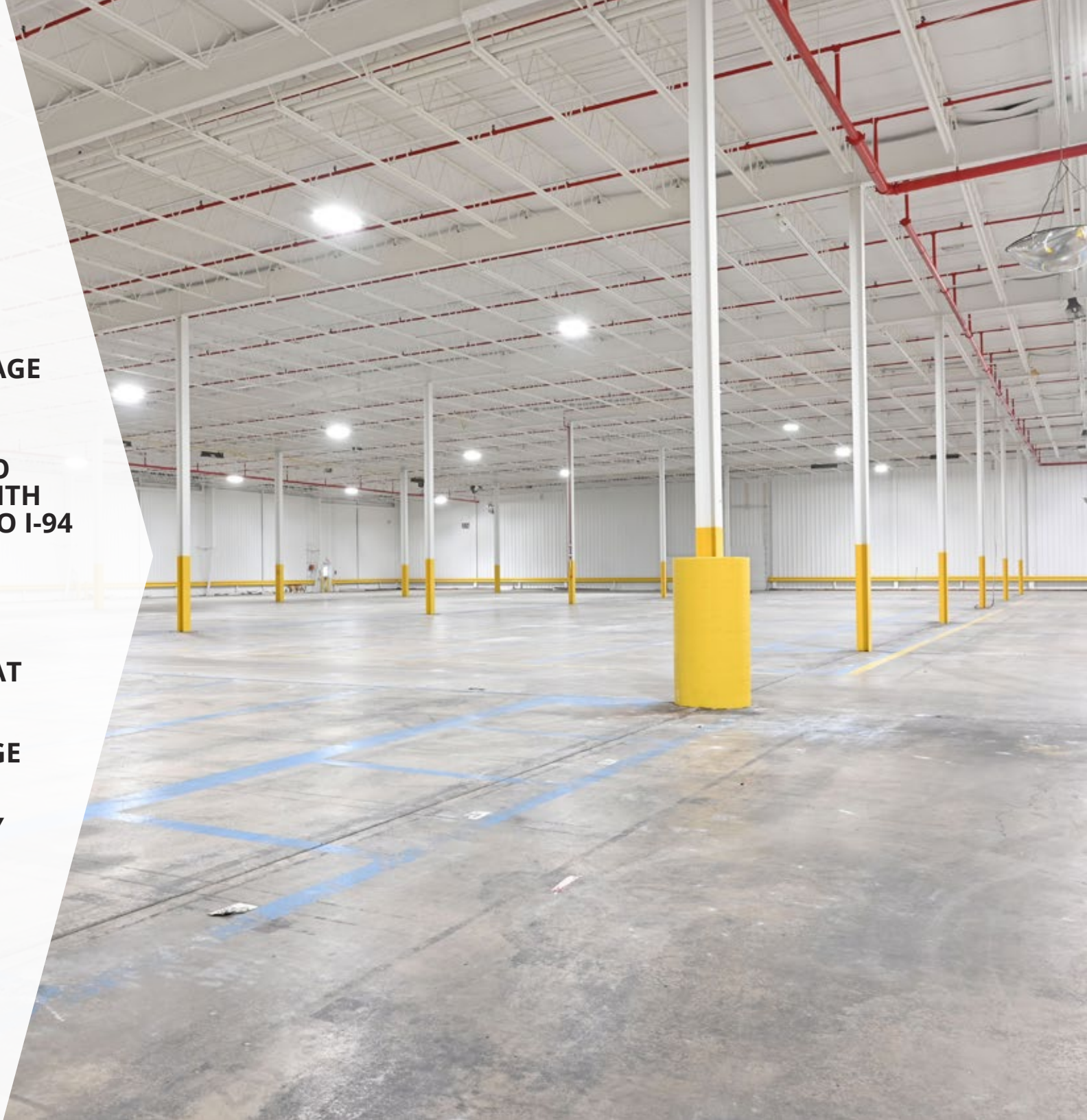
31 DOCKS



**LARGE LOT; GREAT
FOR TRAILER
PARKING OR
OUTSIDE STORAGE**



43 MW CAPACITY



PROPERTY DETAILS

701 33RD AVE N | ST. CLOUD, MN

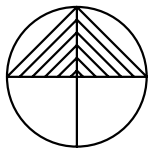
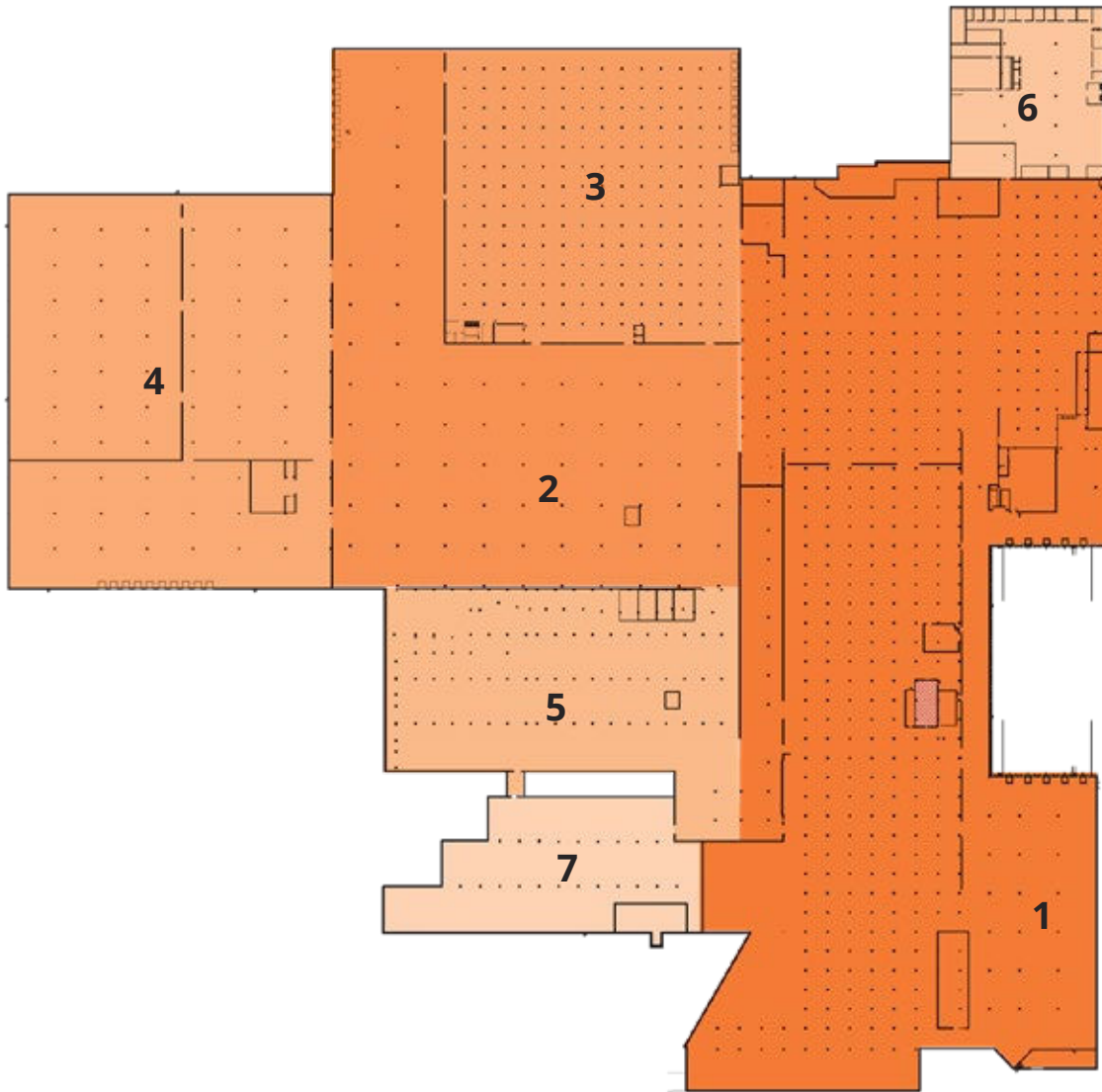
AVAILABLE SPACE	952,534 SF
MINIMUM DIVISIBLE	31,729 SF
WAREHOUSE SPACE	905,949 SF
OFFICE SPACE	46,585 SF
DOCK DOORS	31
DRIVE-IN DOORS	9
CLEAR HEIGHT	14' - 27'
ROOF	JPDM, Build Up Roof Systems & Standing Seam
WALLS	Steel & Masonry
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1950
FIRE SUPPRESSION	Hydraulically Designed Automatic Sprinkler System
POWER	43 MW Capacity
PARKING	980 Parking Stalls
LAND AREA	50.55 Acres
ZONING	I-2: General Industrial
PARCEL ID	82.43780.0000
RAIL ACCESS	Northern Lines Railway (BNSF) Rail Access
OPEX ESTIMATE	\$0.69/SF

[VIEW A VIDEO OF THIS PROPERTY](#)

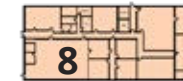


FLOOR PLAN

701 33RD AVE N | ST. CLOUD, MN



EMPLOYEE CENTER OFFICE

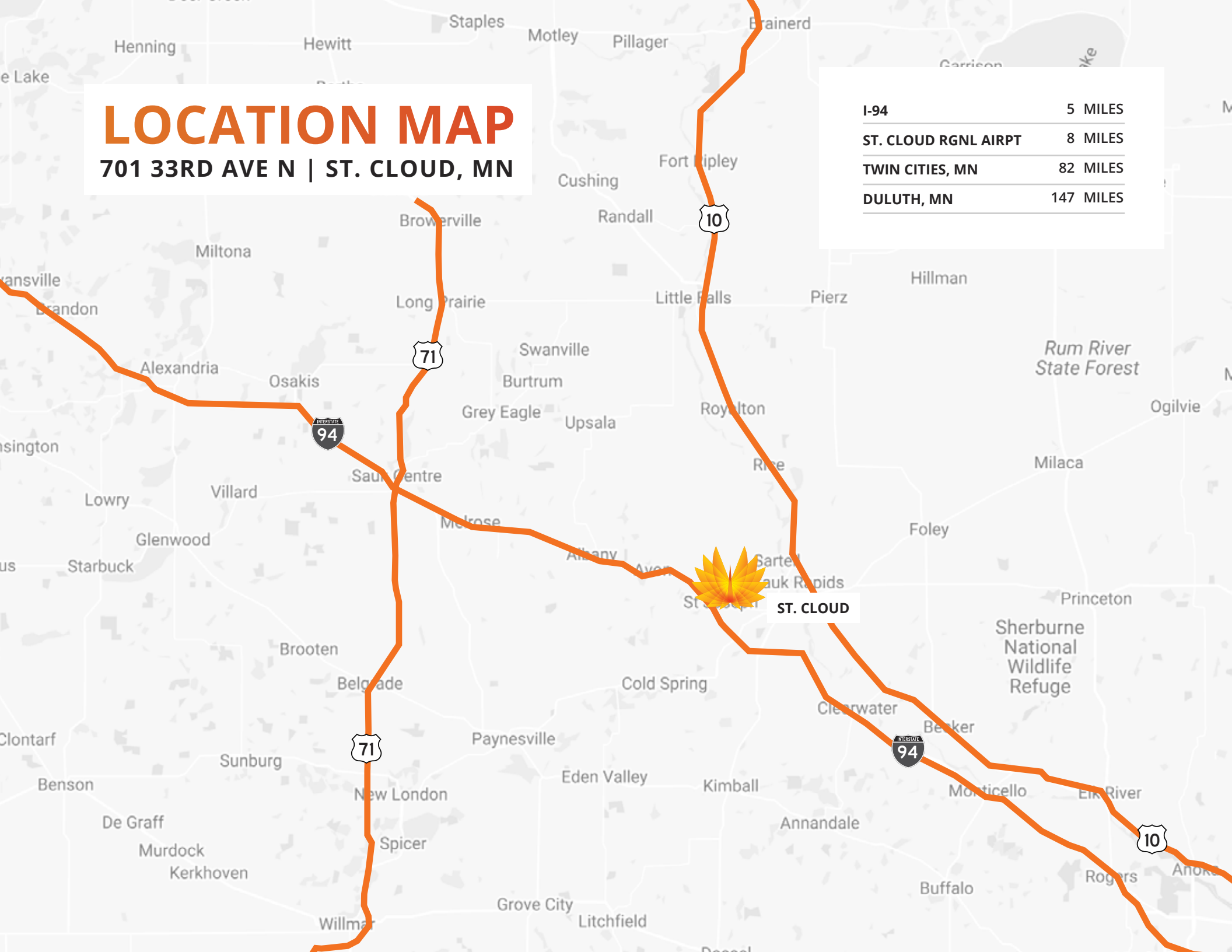


NUMBER	DOCKS	CLEAR HEIGHT	SQUARE FEET
1	11	16'	369,032 SF
2	7	26'	157,365 SF
3	11	25'	103,603 SF
4	10	25' - 27'	151,217 SF
5	N/A	14' - 21'	82,900 SF
6	N/A	DROP CEILING	31,729 SF
7	1	18' 9" - 26' - 3"	41,832 SF
8	1	11'	14,856 SF
TOTAL	31		952,534 SF

LOCATION MAP

701 33RD AVE N | ST. CLOUD, MN

I-94	5 MILES
ST. CLOUD RGNL AIRPT	8 MILES
TWIN CITIES, MN	82 MILES
DULUTH, MN	147 MILES





FOR LEASE OR SALE | **952,534 SF**
701 33RD AVE N | **ST. CLOUD, MN**

ANTHONY CRIVELLO | 414-982-4810 | ANTHONY@PHOENIXINVESTORS.COM
LUKE HERDER | 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.