

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

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**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*



## PROPERTY HIGHLIGHTS



**OUTDOOR STORAGE  
AVAILABLE**



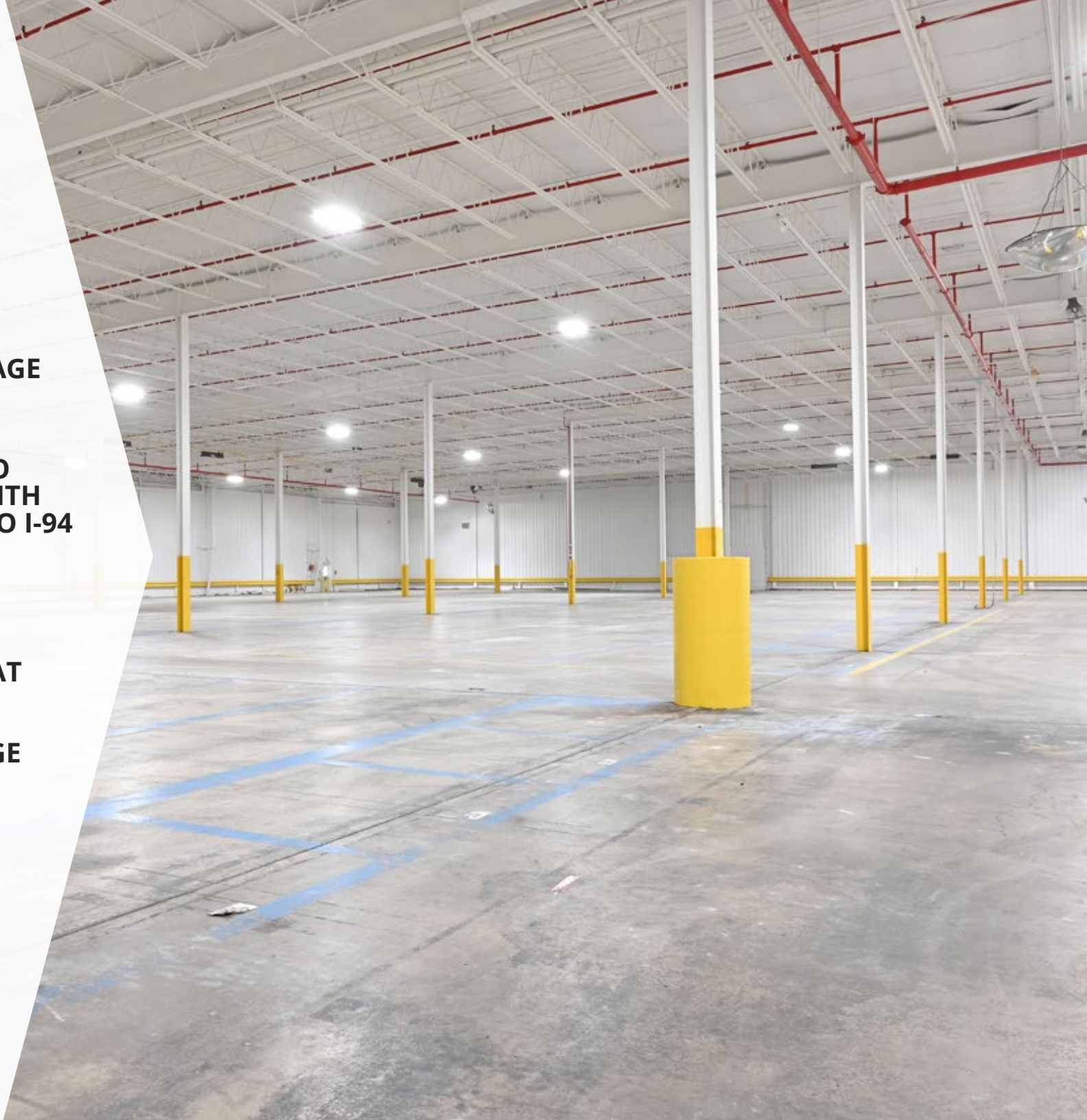
**GREAT ACCESS TO  
STATE HWY 15 WITH  
CONNECTIVITY TO I-94**



**31 DOCKS**



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



# PROPERTY DETAILS

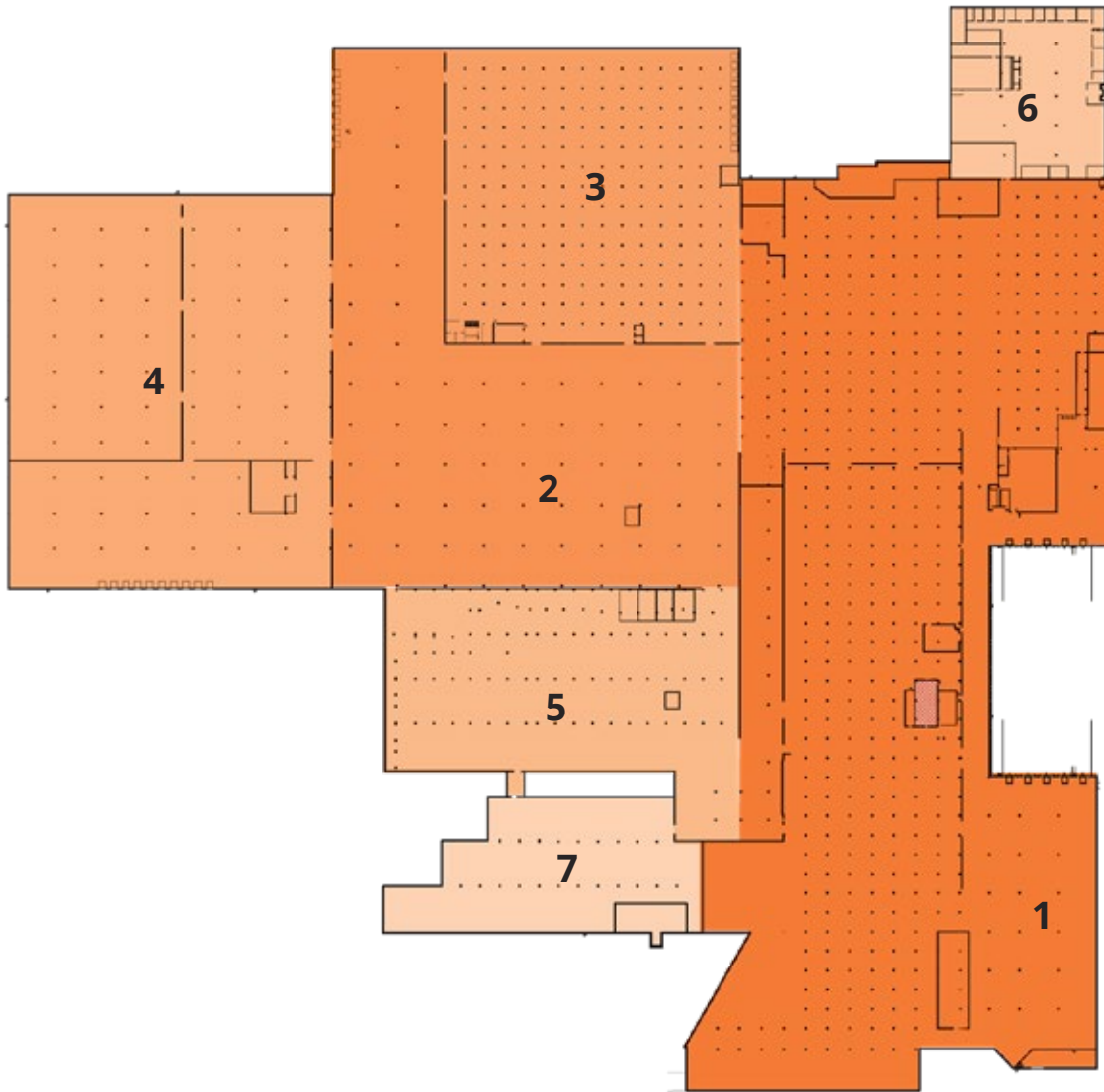
## 701 33RD AVE N | ST. CLOUD, MN

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	14 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
<b>OPEX ESTIMATE</b>	<b>\$0.69/SF</b>



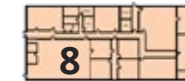
# FLOOR PLAN

701 33RD AVE N | ST. CLOUD, MN

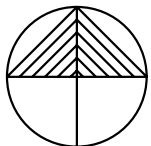


[VIEW A VIDEO OF THIS PROPERTY](#)

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
<b>TOTAL</b>	<b>31</b>		<b>952,534 SF</b>



# 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

