

**FOR LEASE**



**4,800 SF  
SHOP/WAREHOUSE**

**3107 Hwy 10 | St. Cloud, MN 55304**

**Recently built metal building with immediate access to Hwy 10**

Two 10x12' overhead doors; one approximately 12x12' side sliding door

14' clear ceiling height

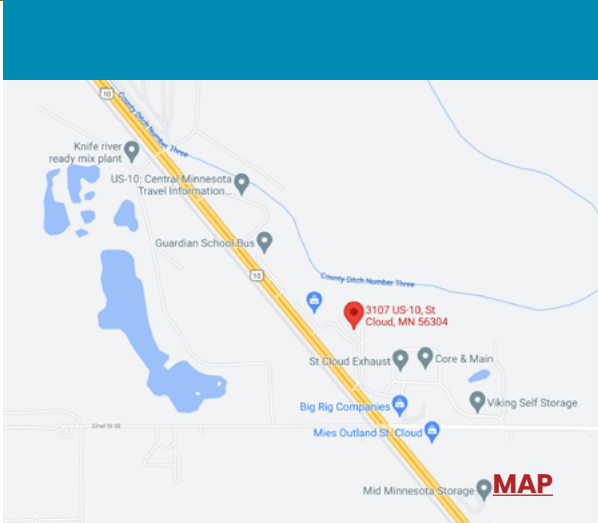
Concrete floor and fenced lot

3 phase/1,200 amps; separately metered & paid by tenant

Option for outdoor vehicle, inventory and equipment storage; including semi trucks/trailers

Limited light vehicle maintenance only

Located 48 miles from Minneapolis/St. Paul and 5 miles south of St. Cloud



**Jeff Salzbrun**

**612-788-1552**

[jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)

[CEGspaces.com](http://CEGspaces.com)

**Commercial Equities Group**

— Investment Real Estate Services

**Gross Rent: \$6 PSF  
Plus Electric**