

# For Lease or Sale
# Flexible/Short Term Space


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## 7402 Ridgewood Rd - Building 4
## St Cloud, MN 56374

### 16,000 SF Available For Lease or Sale

- Short Term Space Options
- 1,000 SF to 16,000 SF available
- Dock and Drive In accessibility
- IOS options
- Located in convenient and accessible area


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# For Lease or Sale

## Property Highlights

| | |
|---|---|
| Address: | 7402 Ridgewood Rd - Building 4<br>St Cloud, MN 56374 |
| PID: | 84533000295 |
| Building 4 SF: | 16,000 Total SF |
| Office SF: | 143 SF |
| Insulated Storage: | 2,160 SF |
| SF Range: | 1,000 SF (minimum) to 16,000 SF |
| Year Built: | 1996 |
| Loading: | 8 Dock Doors<br>1 Drive-in Door (levelers available) |
| Clear Height: | 18’ |
| Construction: | Post Frame |
| Outdoor Storage: | IOS and Ample Parking |
| Lighting: | LED |
| Roof: | Standing seam metal, replaced in 2020 |
| Power: | Single Phase - unheated |
| Lease Rate: | $3.50 - $4.00 PSF NNN |
| CAM: | $1.20 PSF (2027) |
| Sale Price: | Negotiable (pending lot split) |

Disclaimer: Listing broker has a minority ownership interest in the property.









# Property Photos

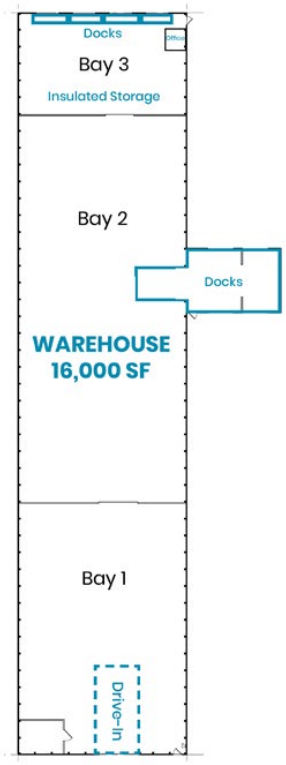








# Floor Plan


Docks
Bay 3
Insulated Storage
Bay 2
Docks
WAREHOUSE
16,000 SF
Bay 1
Drive-In


Ridgewood Rd
Google Earth

N

# Location Overview

## Stearns County

163,232 - Cnty (2026)
71,344 - St Cloud (2026)

Population

67% of population between ages 19-75

Workforce

$78,837 (2026)

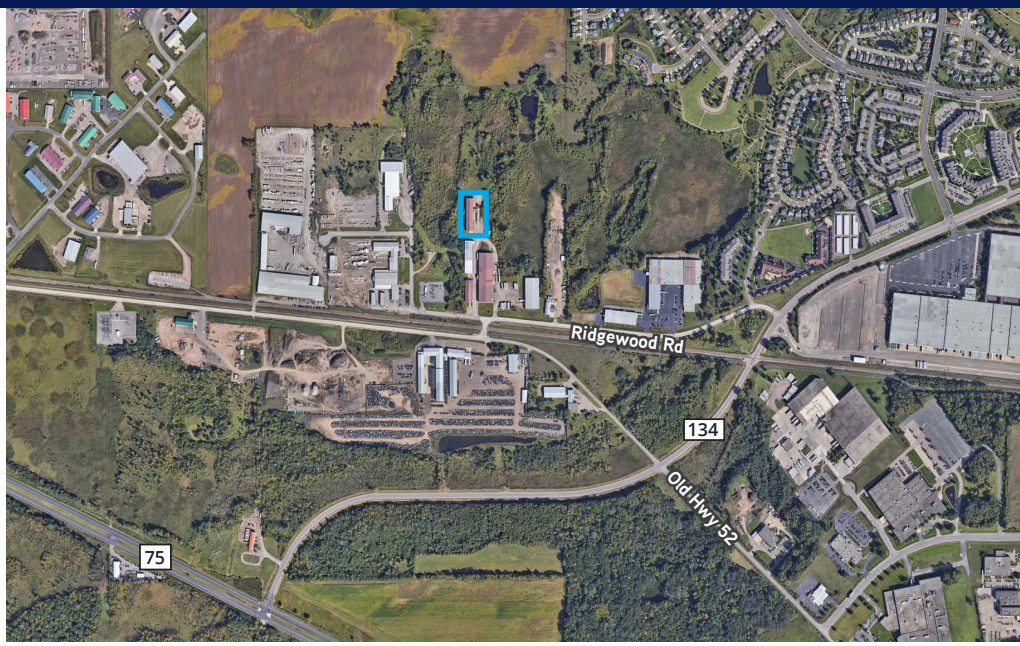
Median Household Income

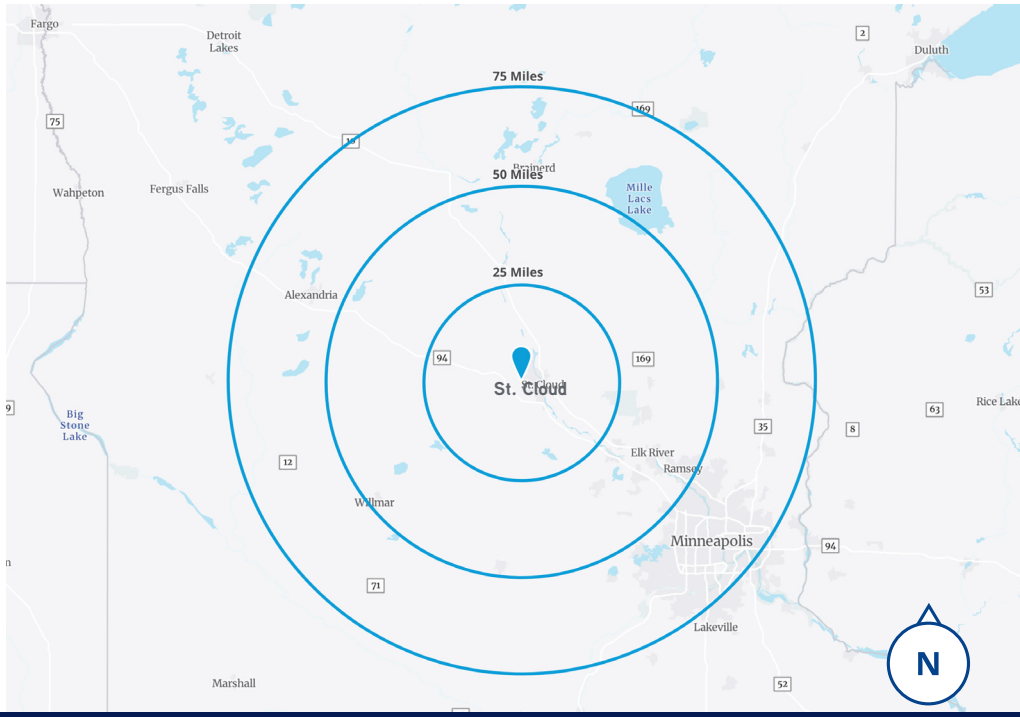
6,513 (2026)

Businesses

## Web Links

Stearns County
St Cloud, MN





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