



Available For Lease

Casey O'Malley

Senior Vice President
+1 320-260-6815
casey.omalley@colliers.com

Andy Lubinski

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore

Associate Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Senior Associate
+1 952 200 6199
ethan.haglund@colliers.com

1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com/msp

5 McLeland Rd St. Cloud, MN 56303

Flex-Office/Warehouse For Lease

- 100,000 total SF
 - Appropriately 48,750 SF available immediately
- Flex Office/WH, consisting of 2 total, 50,000 SF suites
- 50% occupied with long standing tenant in place
- Power: 1600 amps 480 / 277 1.33 MW
- 12' - 18' clear heights
- 6 truck-height docks, 1 truck ramp
- Centrally located with excellent access and visibility

Copyright © 2024 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

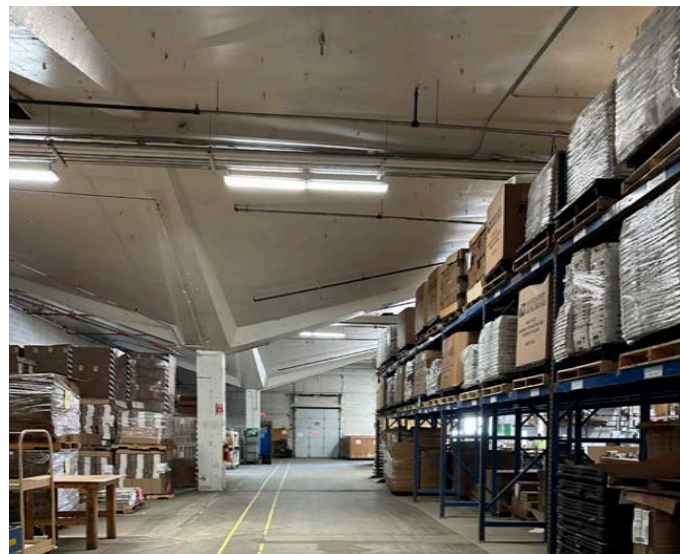
For Lease

Property Highlights

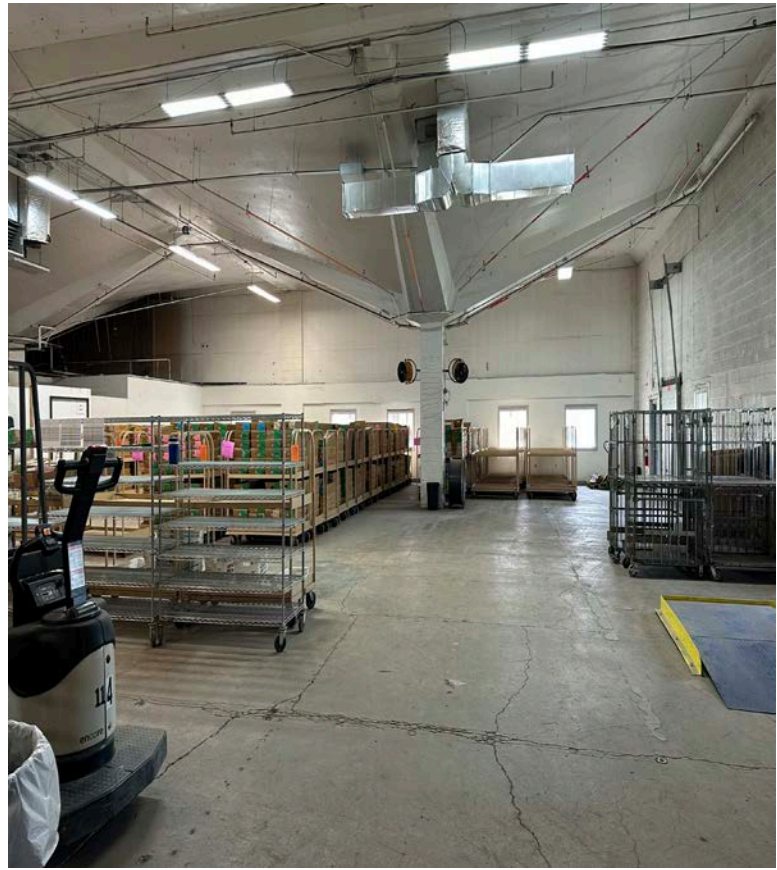
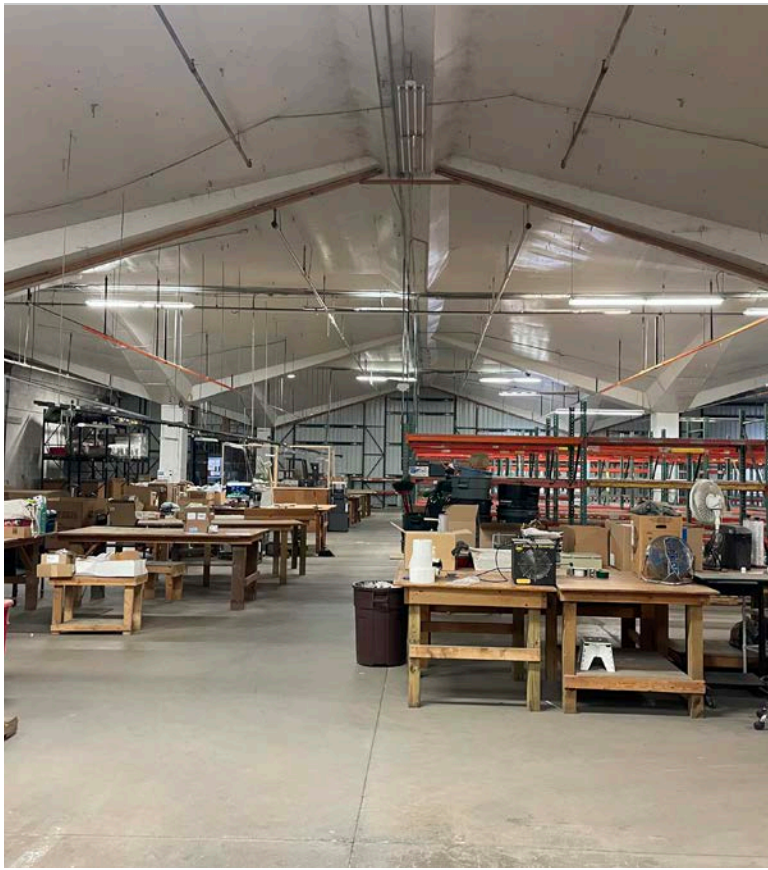
Address:	5 McLeland Rd, St Cloud, MN 56303
PID:	82.46848.0011
Building SF:	100,000 SF
Available Space:	±48,750 SF
Loading:	6 truck-height docks, 1 truck ramp
Site Size:	±4.4 acres
Clear Height:	12' - 18'
Year Built:	1965
Power:	1600 amps 480 / 277 1.33 MW
HVAC:	Office Areas
Sprinkled:	Wet System throughout bldg
Construction:	Block Walls Poured Concrete Roof
Flex Building:	2 total, 50,000 sf suites, can be further demised
Zoning:	I3 Planned Industrial District
2024 Taxes:	\$68,408
Lease Rate:	\$4.50 PSF Net



Site Aerial



Interior Photos



Exterior Photos



Location Overview

St Cloud MSA



Population

202,000 (2024)



Workforce

66% of population
between ages 19-75



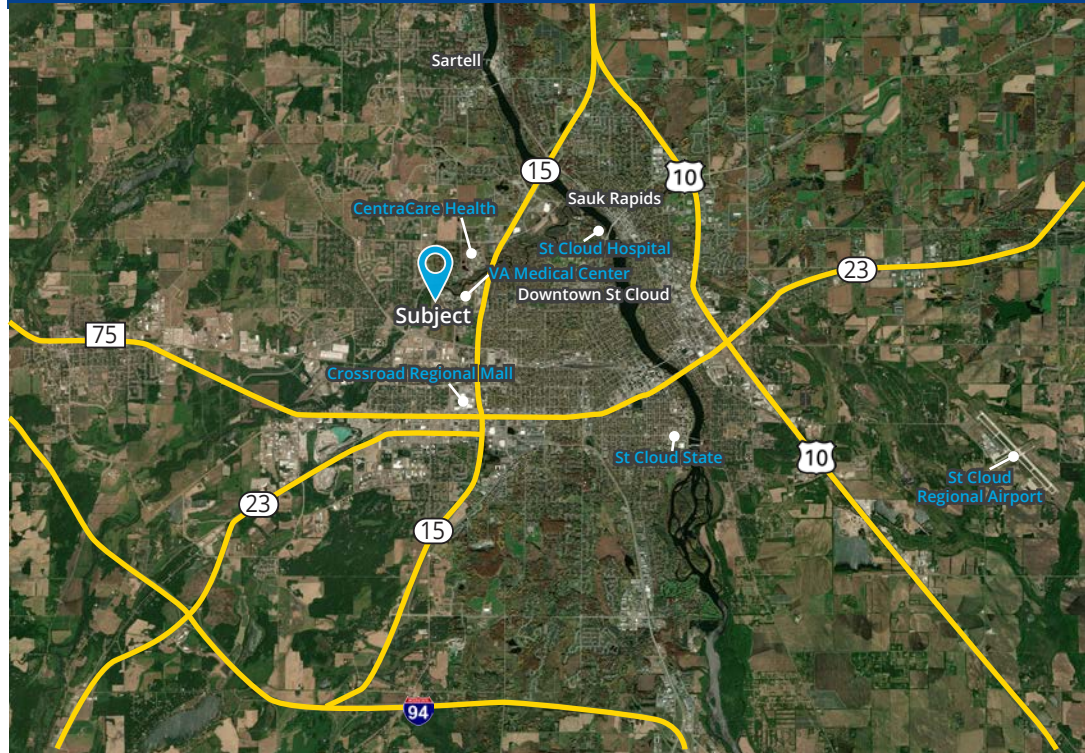
Median
Household
Income

\$75,576 (2024)



Businesses

6,517 (2024)



1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700

This document has been prepared by Colliers International for advertising and general information only. Colliers International 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. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.