



Available For Lease

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11 McLeland Rd St. Cloud, MN 56303

Office For Lease

Approximately 20,555 SF of professional office space available for Lease in Central St. Cloud.

This fully built out office space features an open layout ideal for professional training, education or contact/service centers.

Space enjoys multiple private offices, large/small conference rooms, employee break room, open/flex space and ample parking on the bus line.

Premier location near the VA Medical Center, St. Cloud Municipal Athletic Complex and Apollo High School.

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For Lease

Property Highlights

Address: 11 McLeland Rd, St Cloud, MN 56303

PID: 82.46848.0012

Building SF: ±20,550 SF

Site Size: ±2.67 acres

Column Spacing: 20' - 40'

Power: 1200 amps 480 / 277 1.0 MW

HVAC: Fully conditioned

Zoning: I3 Planned Industrial District

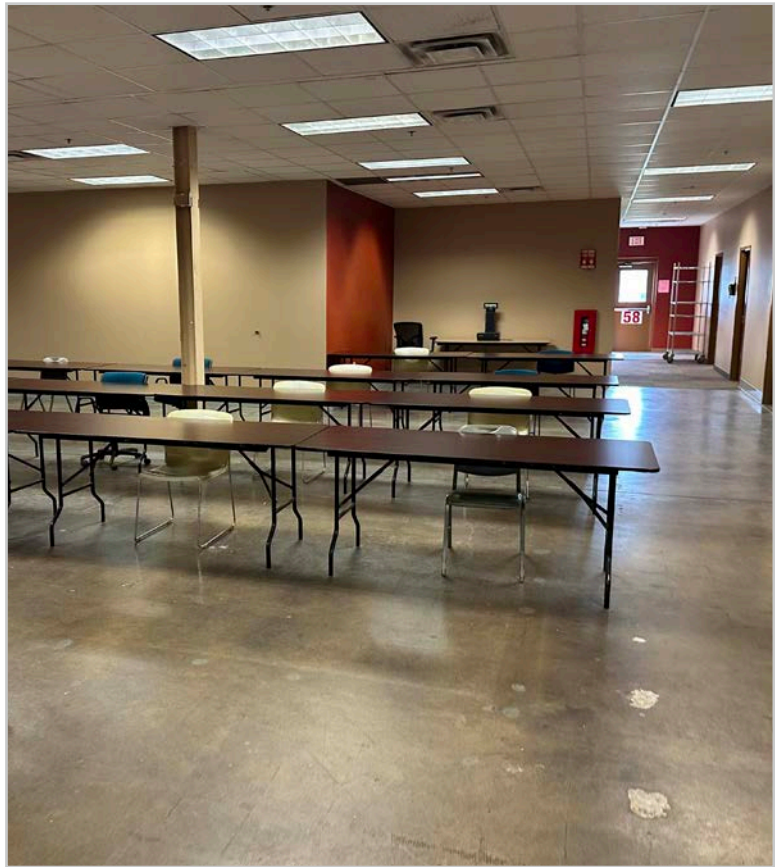
2024 Taxes: \$23,144

Lease Rate: \$7.00 PSF Net

Site Aerial



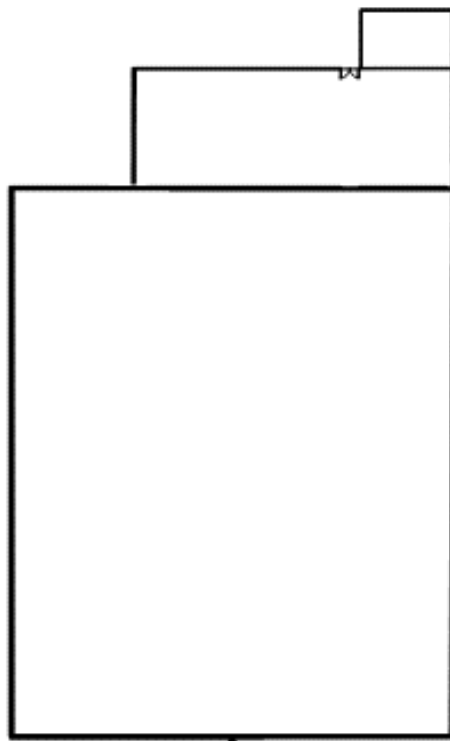
Interior Photos



Exterior Photos



11 MCLELAND ROAD
18' Clear Height
Total = 21,378 SF



POTENTIAL ADDITIONAL
LOADING DOCKS

Location Overview

St Cloud MSA



202,000 (2024)

Population



66% of population
between ages 19-75

Workforce



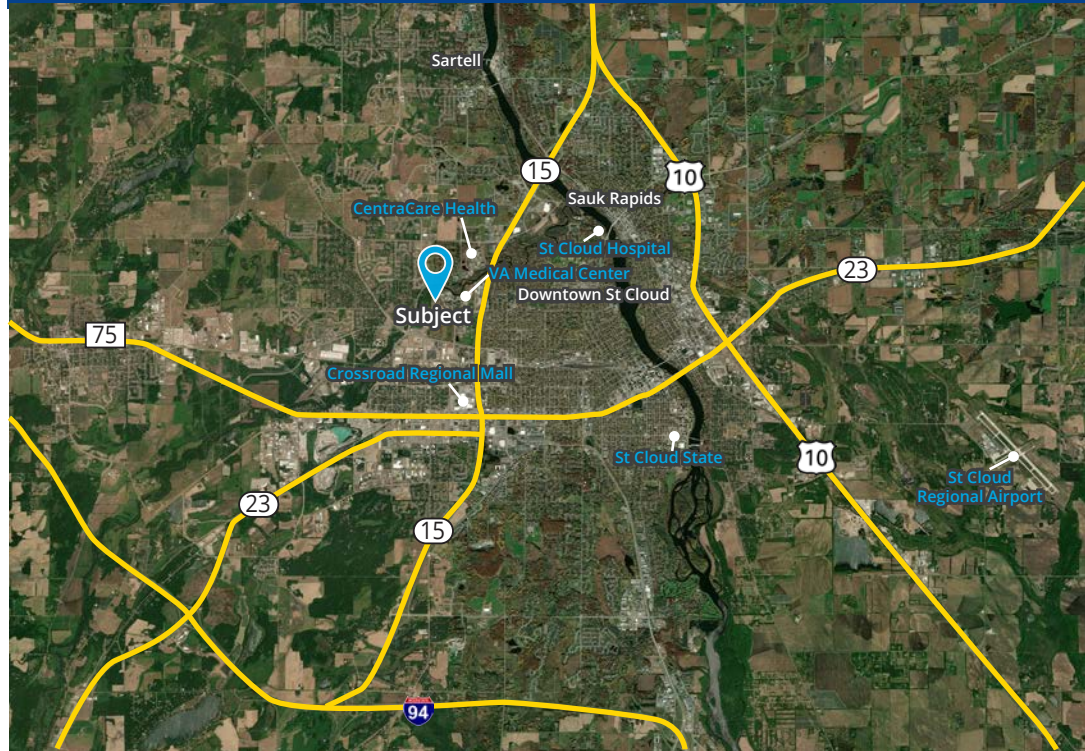
\$75,576 (2024)

Median
Household
Income



6,517 (2024)

Businesses



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