

FOR LEASE | **\$7-\$15** PSF



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Property Description:

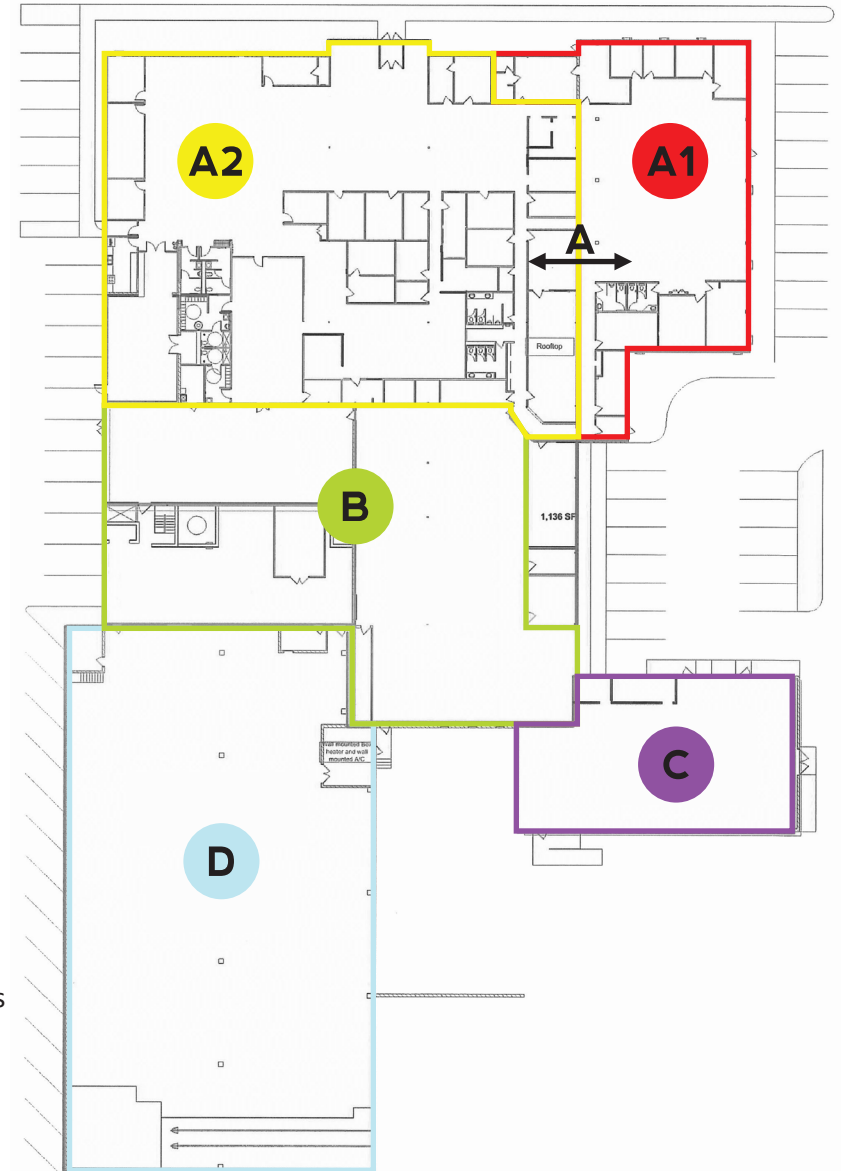
This is an impressive office/warehouse/production facility which is centrally located in the City of St. Cloud, approximately 8 blocks east of Minnesota State Highway 15. Highway 15 is a principal North-South thoroughfare connecting to MN Highway 23, US Highway 10 and Interstate 94. There is direct rail access by way of a unique interior rail dock area. The building was constructed in 1975 and is located in an I-2 General Industrial District. Principal uses include bottling, distribution, food processing, industrial tech, machine shop, general manufacturing, publishing.

Property Details

- Site is 196,072 square feet, or 4.5 acres.
- Street frontage: 330 feet along 7th St North.
- Gross building: 59,404 sf, basement area 2,560 sf (according to city records).
- Land to building ratio: 3.3 to 1.
- Actual/effective age: 1975/1995.
 - Original construction - 1975.
 - Newsroom and paper warehouse - 1988.
 - Depot - 1999.
 - Building Addition - 2002.
- Construction: Class C - masonry and brick, tilt up panels.
- Zoning: I-2 General Industrial District.
- Floors: one-story.
- Roof system: rubber membrane, with rock ballast.
- HVAC system: rooftop units for heating and air-conditioning. Majority of office area has an air handler with a VAV system.
- Warehouse HVAC: Heat only.
- Restrooms: 9 Total.
 - (8) located in office area and (1) in the depot.
 - (4) Male and (4) Female. (1) unisex (depot).
 - (2) located in locker rooms w/ showers.
- Legal description: lengthy.
- Parcel numbers: 82.45665.000 and 82.45609.0000.
- Utilities:
 - Natural gas.
 - Water and sewer service.
 - Electrical power to the building (480 volt - 1600 amps).
 - Communications.
- Parking: Approximately 204 as currently configured.
- Building security: Card access to five exterior and three interior doors. System runs on a server.
- Fire safety features: Two risers, one pull station, intercom.
- Office space breakdown:
 - Finished office space: 23,656 SF.
 - Private offices: Approximately 25.
 - Cube capacity: 150 or more.
 - Conference rooms: (4) conference rooms & (1) training room.
 - Lunchroom/breakroom.
 - Tech room/server room.
 - Office connectivity: Fiber optic, heavy, significant cabling
- Warehouse: 20,324 SF consisting of (2) separate rooms.
 - Larger room is 17,500 SF with about 15,707 SF usable space.
 - Smaller room is 3,116 SF.
 - Clear height: Approximately 24'.
 - Column spacing: 50'x 32.5'.
- Production area: 12,707 SF.
 - Clear height: varies 10 to 12 feet.
 - Electrical power distribution: Substantial.
 - Air lines: Air drops throughout.
- Real estate taxes: 2019 - \$50,014.
- 2015 utility expenses:
 - Utilities: \$64,165.
 - Maintenance & Janitorial: \$72,167.
- Special assessments: None.

Concept Suites Lease Area Breakdown

Concept Suite	SF	Gross Rate PSF	Type
Suite A1:	4,500	\$15.00	Office /Open Office * Private offices and open office: 20 private and 125 cube capacity * Conference Rooms: 6 plus 1 - Training / work-out room w/ locker room * Lunchroom/ Breakroom access * Server Room * Ample parking, multiple entrances, lunchroom /breakroom access
Suite A2:	18,927	\$13.00	Office / Open Office * Private offices and open office: 5 private and 25 cube capacity * Conference Rooms: 3 plus * Lunchroom/ Breakroom access * Server Room * Executive Suite w/ private egress * In-suite bathrooms
Suite B:	11,626	\$7.50	Production w-Heavy Power * Clear Height: varies 10 - 12 feet * Power and Distribution - Substantial * Air Lines: Air drops throughout * Multiple Bathroom accesses
Suite C:	3,864	\$8.00	Prod/Warehouse w-office * Clear Height: varies 12 - 14 feet * Power and Distribution - Substantial * Air Lines: Air drops throughout * Office and In suite bathroom (unisex)
Suite D:	17,500	\$7.00	Warehouse * Clear Height: Approximately 24 feet * Column Spacing: 50' 32.5' * Infrared Heat Tubes * 2 - dock doors and 1 - Fork Lift door * Warehouse office with outside service door * Rail Service w-inside rail dock



- A1 Suite A1: 4,500 SF @ \$15.00 PSF/Gross
- C Suite C: 3,864 SF @ \$8.00 PSF/Gross
- A2 Suite A2: 18,927 SF @ \$13.00 PSF/Gross
- D Suite D: 17,500 SF @ \$7.00 PSF/Gross
- B Suite B: 11,626 SF @ \$7.50 PSF/Gross

Improvement Timeline



Facility Improvement Timeline:

- 2012 - remodel production & security system upgrade (server based system).
- 2011 - remodel accounting and circulation.
- 2010 - depot restroom remodel & add drinking fountain.
- 2008 - center women's restroom remodel/boiler replacement.
- 2007 - center conference room remodel.
- 2006 - information center AV room remodel and remodel publishers office.
- 2005 - fire system upgrade.
- 2004 - newsroom remodeling/computer room A/C replacement/plateroom HVAC.
- 2003 - pressroom rooftop replacement.
- 2002 - building addition (advertising/training center/kitchen & locker rooms).
- 2001 - front door replaced and mailroom rooftop replaced.
- 1999 - roof replacement (newsroom, warehouse, pressroom) and ceiling tile replaced.
- 1998 - carpet replacement - phase II - offices.
- 1997 - carpet replacement - phase I - open areas.
- 1996 - HVAC replacement (S-1 condenser/S-3 unite/DDC & lighting - production areas).
- 1995 - roof replacement (office area).
- 1993 - lighting (T8 conversion - office area).
- 1992 - furniture install.
- 1991 - roof replacement (mailroom).



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