



RETAIL/LIGHT INDUSTRIAL PROPERTY

3000 1st Street S | St. Cloud, MN 56301

SUBLEASE | \$6.95/SF

CAM/RE Taxes: \$2.41/SF

8,977 SF



RICE
REAL ESTATE
SERVICES



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3000 1st Street S | St. Cloud, MN 56301

PROPERTY DESCRIPTION

Discover an exceptional opportunity to establish your business in this highly visible and easily accessible retail space, ideal for a wide range of commercial uses. Featuring a modern, open layout with large display windows, this space offers excellent natural light and strong street presence, perfect for attracting walk-in traffic. Whether you're launching a new venture or expanding an established brand, this space provides the visibility and functionality to support your success.

PROPERTY FEATURES

PRIMARY USE: Retail or Light industrial

BLDG. SIZE: 8,977 square feet with additional 1,823 SF available

PARKING: Customer parking available

PROPERTY SPACES: Retail, Showroom, Office, and Warehouse

SIGNAGE: Pylon Signage Available

LOCATION: In between Division Street (over 30,000 VPD) and 2nd St S (over 20,000 VPD)

BUILDING HIGHLIGHTS

STOREFRONT AND CENTRALLY LOCATED

AMPLE SHOWROOM OR WAREHOUSE SPACE

10' T OVERHEAD DRIVE-IN DOOR

FULLY SPRINKLED

ADDITIONAL 1,823 SF AVAILABLE TO CREATE 144' X 75' SHELL



320.252.0404 | RICEPROPERTIES.COM

BEN COPPERTHITE

Rice Real Estate Broker | 612.242.4869
Ben.Copperthite@riceproperties.com



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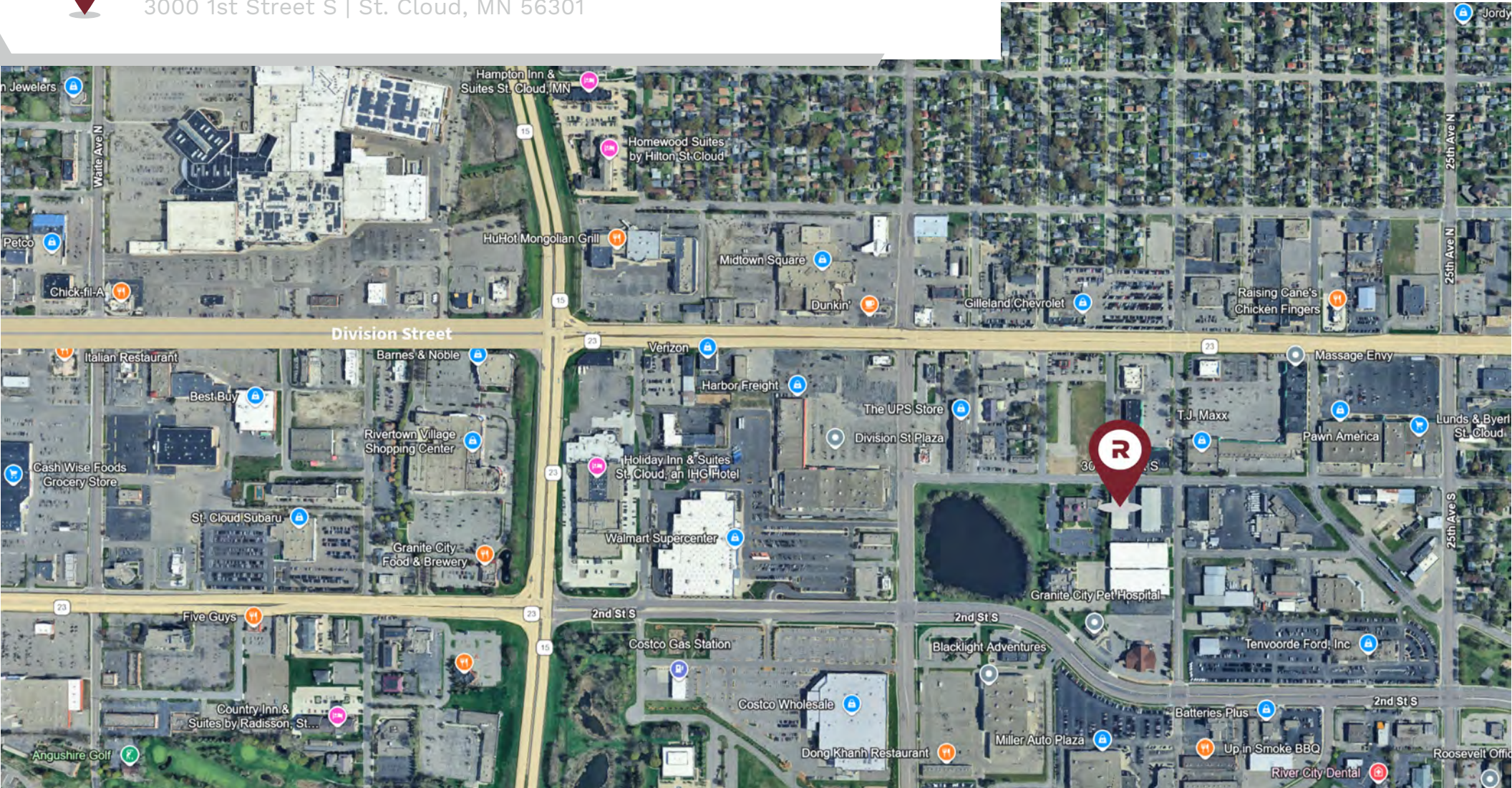
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PROPERTY LOCATION

Aerial photo from Google



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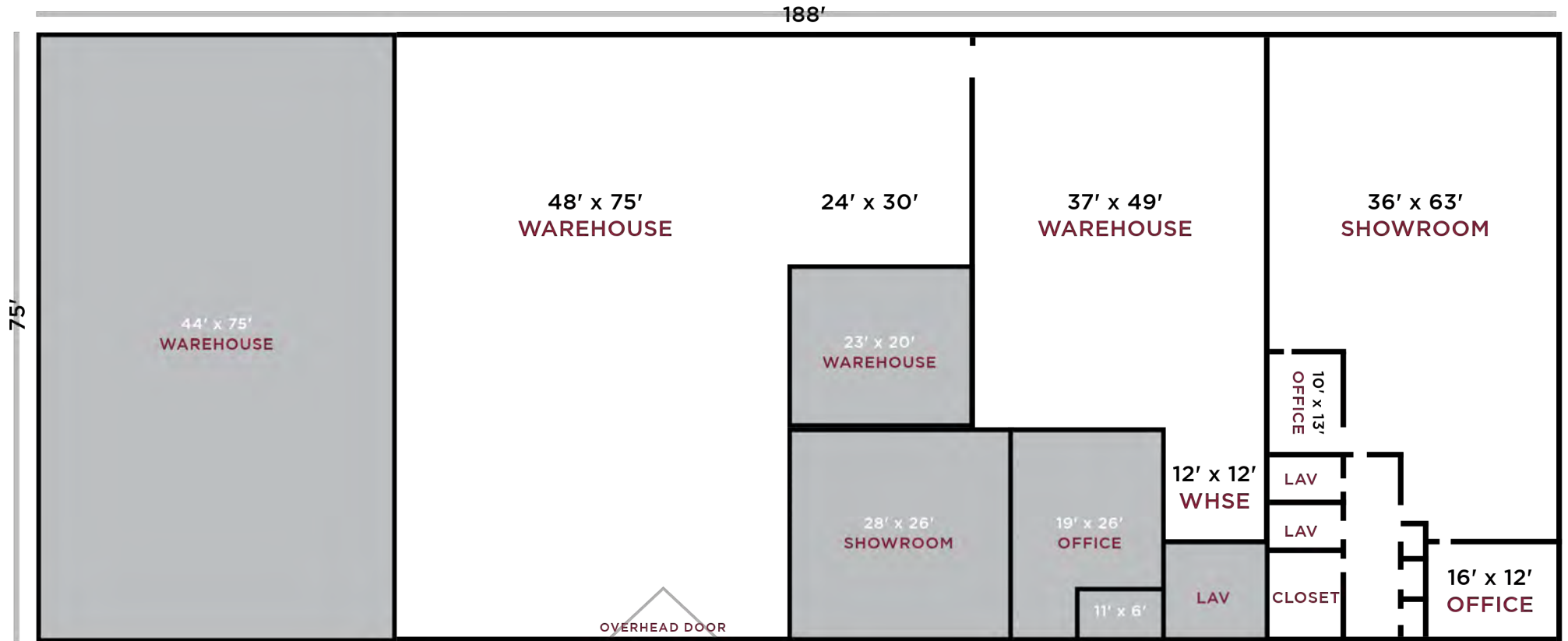
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PROPERTY FLOOR PLAN



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