



RICE
REAL ESTATE
SERVICES

INDUSTRIAL FLEX LEASE

Sauk Rapids Industrial

732 8th Ave S | Sauk Rapids, MN 56379

33,000 Total SF | +/-1.40 Acres

Lease Rate: Negotiable

Est. CAM/RE TAX: +/- \$1.69



FOR MORE INFO: RICEPROPERTIES.COM | 320.252.0404

CONTACT:

BEN COPPERTHITE

Real Estate Agent | 612.242.4869

ben.copperthite@riceproperties.com

We obtained the information above from sources we believe to be reliable. However, we do not claim to make a guarantee, warranty or representation about such information. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Property Description:

Approximately 33,000 sf Industrial property situated on +/-1.40 acres is available for Sale in Sauk Rapids, MN. Building consists of approximately 33,000 sf of manufacturing/production space.



Property Highlights:

- Heavy Power
- 100% conditioned space
- Make up air exchange
- Compressed air lines
- Power spread throughout

Property Location:

Property is conveniently located off Benton Drive near US Hwy 10 which provides easy access throughout the St. Cloud metro area.

Building Construction:

- Steel Frame - 10,000 built in 1977
- 1st additional in 1997 (10,000 sf)
- 2nd additional in 2007 (12,590 sf)
- Loading - 1 dock and 2 overhead doors
- 12'-15' clear height

Mechanical Systems:

- HVAC system throughout
- RO System
- Electrical—3 phase—multiple 480 panels
- Multiple power drops
- Lighting—LED

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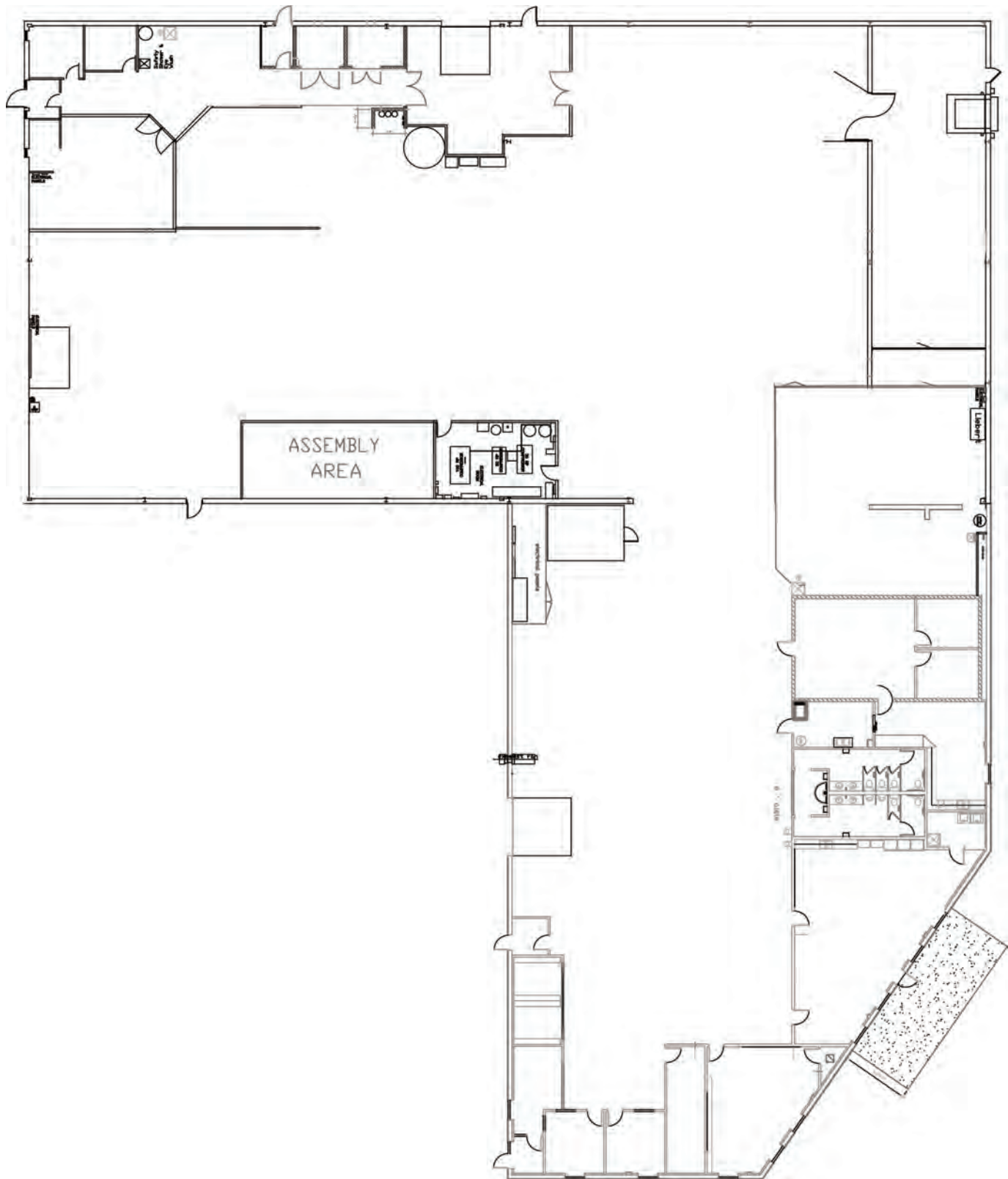
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Floor Plan:

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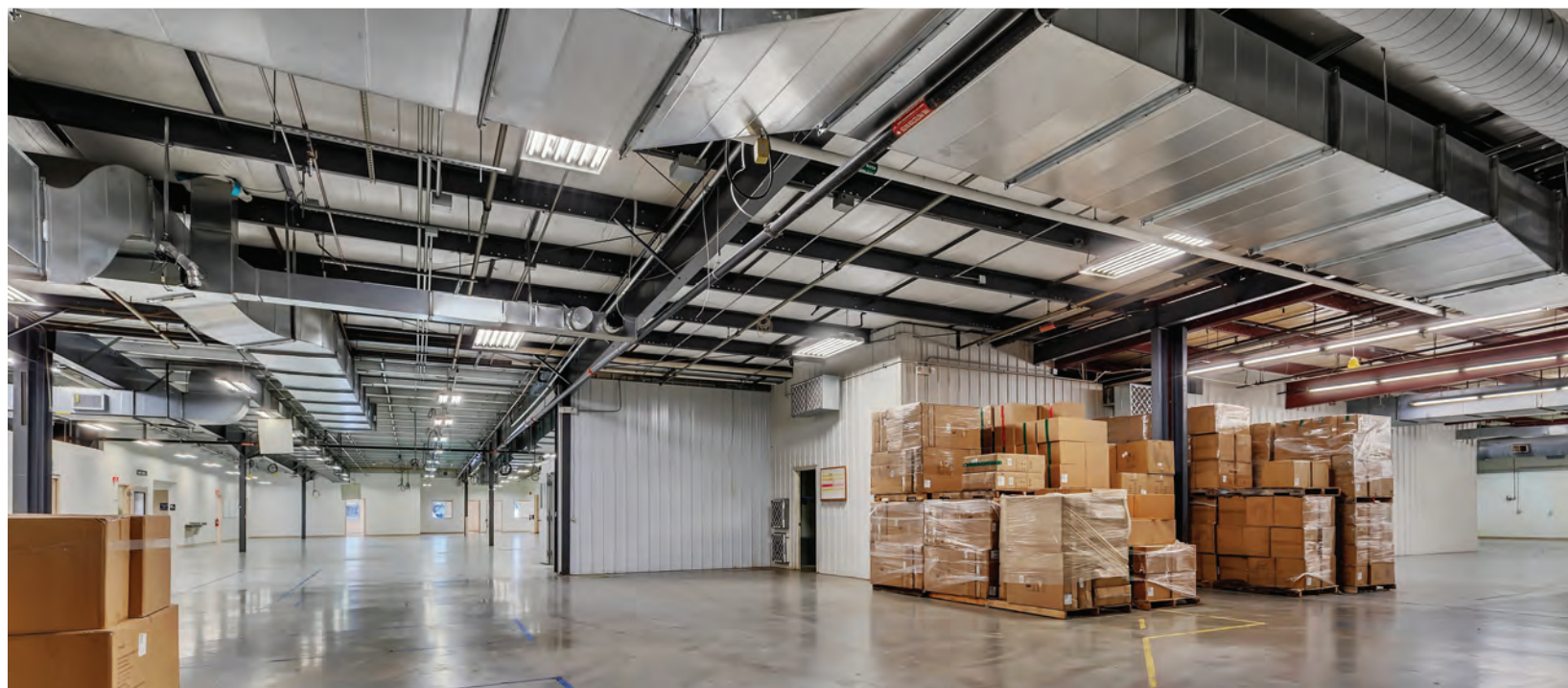
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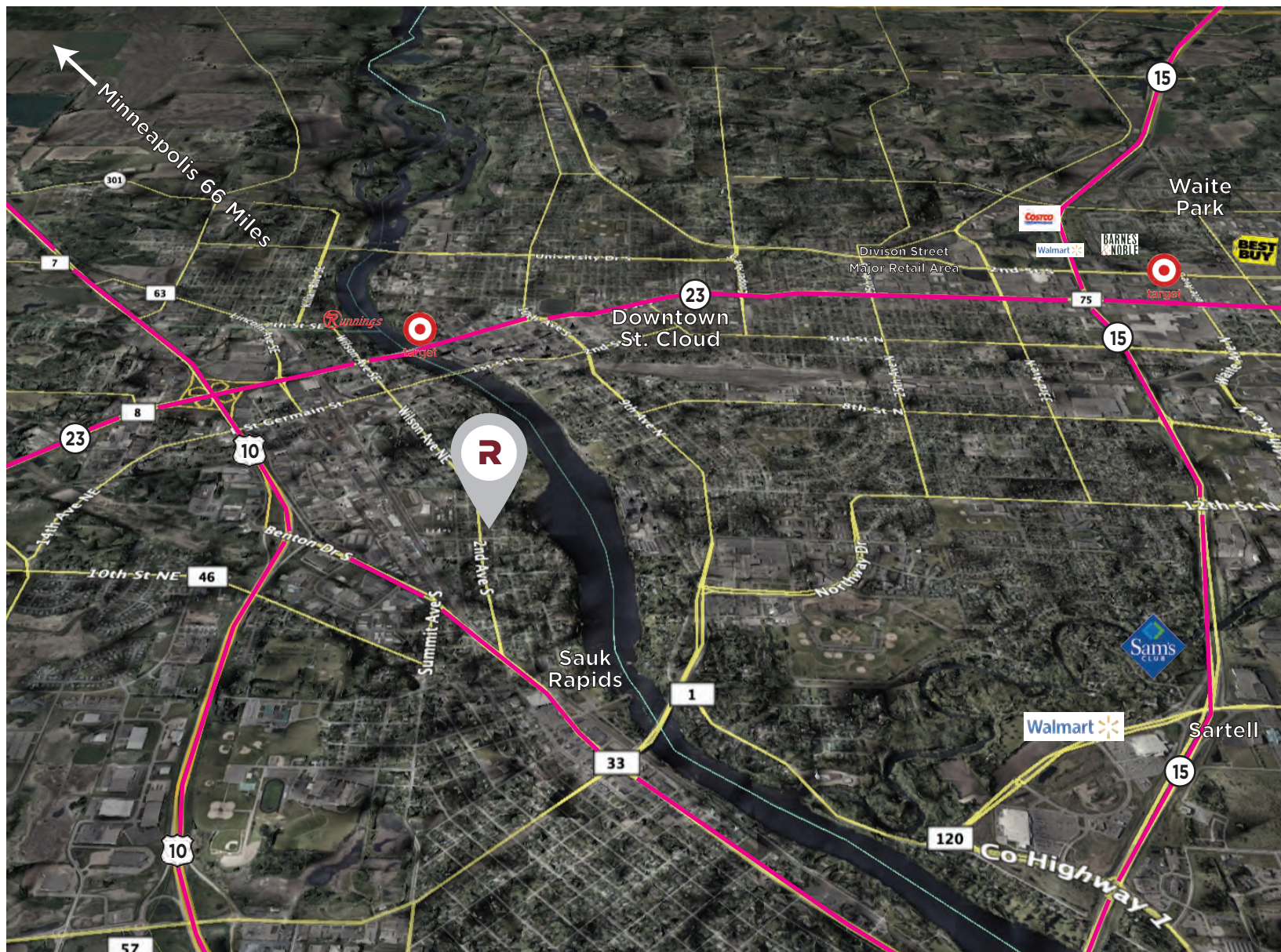
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Aerial View:



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