

WEST WAREHOUSE FOR LEASE

1011 13th Ave. N. | Sauk Rapids, MN 56379



PROPERTY DESCRIPTION

Recently reduced, this flexible industrial opportunity offers 12,000 total square feet with the option to divide into 6,000-square-foot bays to meet your operational needs. Ideally located near US Hwy 10 in the Sauk Rapids Industrial Park, the space is in excellent condition and fully heated for year-round functionality. Property features include a loading dock, grade-level access, and impressive 20-24 ft clear heights, making it an ideal fit for warehouse, industrial, and light manufacturing users.

Lease Rate

REDUCED

\$5.25 SF

+\$1.50 CAM & Taxes

Total Space

+/- 12,000 SF

Divisible to 6,000 SF

Clear Height

20-24 ft



FOR LEASE | \$5.25 SF | +/- 12,000 SF

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CONTACT

320.257.5400
RICEPROPERTIES.COM

BEN COPPERTHITE

Rice Real Estate Broker | 612.242.4869
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MAP & NEIGHBORING BUSINESSES

- Highway 10
- Central Transport
- American Security Cabinet
- Rapid Plating
- Granice City Armored Car
- American Logistics & Packaging Co
- Sauk Rapids Public Works Department
- Caliber Collision
- Lyn Sheet Metal & Heating
- D&P's Rapids Repair
- Sauk Rapids Storage Center
- Sauk Rapids-Rice Public Schools Maintenance Facility
- Trimpac
- Village Hearth Natural Breads
- Spectrum Optical

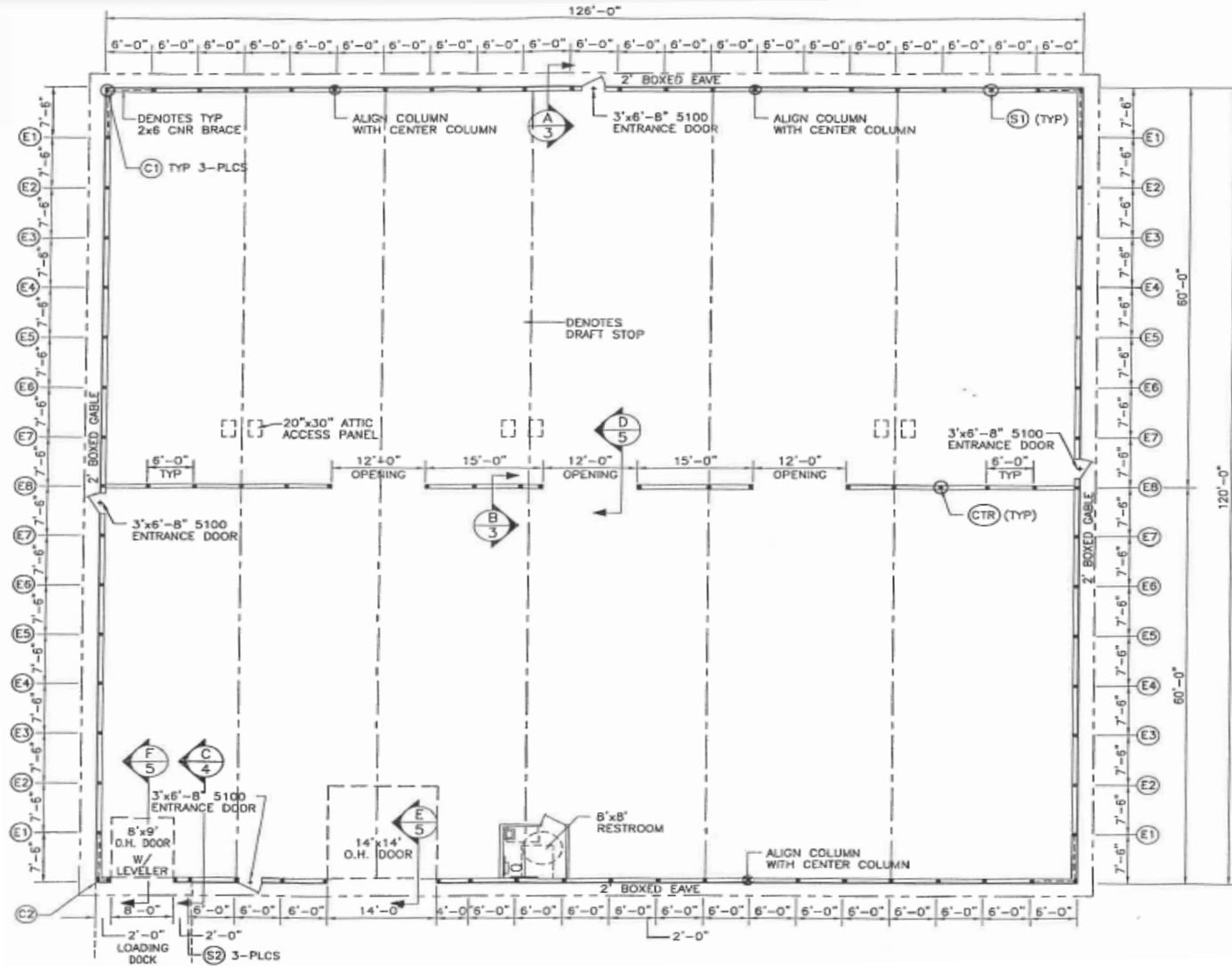




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FLOOR PLAN



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