



Food Grade Distribution Center - For Sale or Lease

10 Industrial Blvd, Sauk Rapids, MN

Strategically located off US Hwy 10, this 100,000 SF distribution facility offers a highly functional layout designed for efficient logistics and warehousing operations. The property features an efficient loading area, excellent highway access, and access to a plentiful local workforce, making it well suited for distribution, 3PL, or light manufacturing users seeking a well-positioned, operationally efficient facility.

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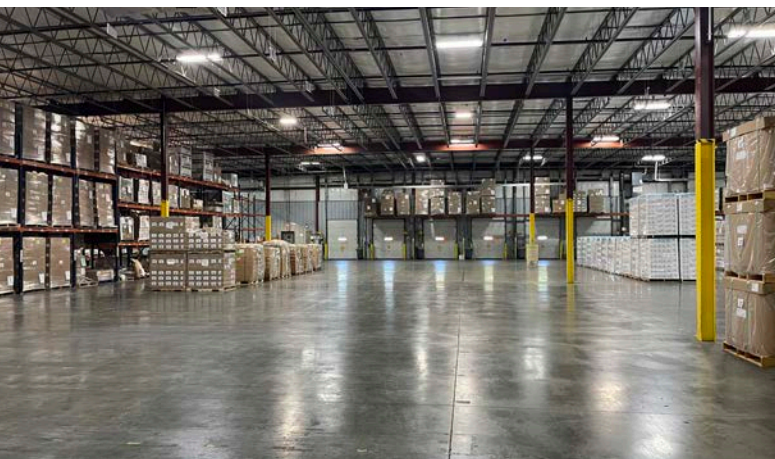
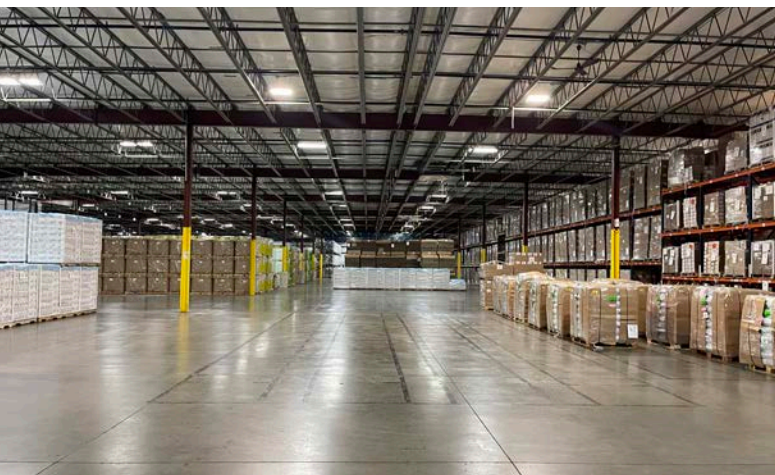
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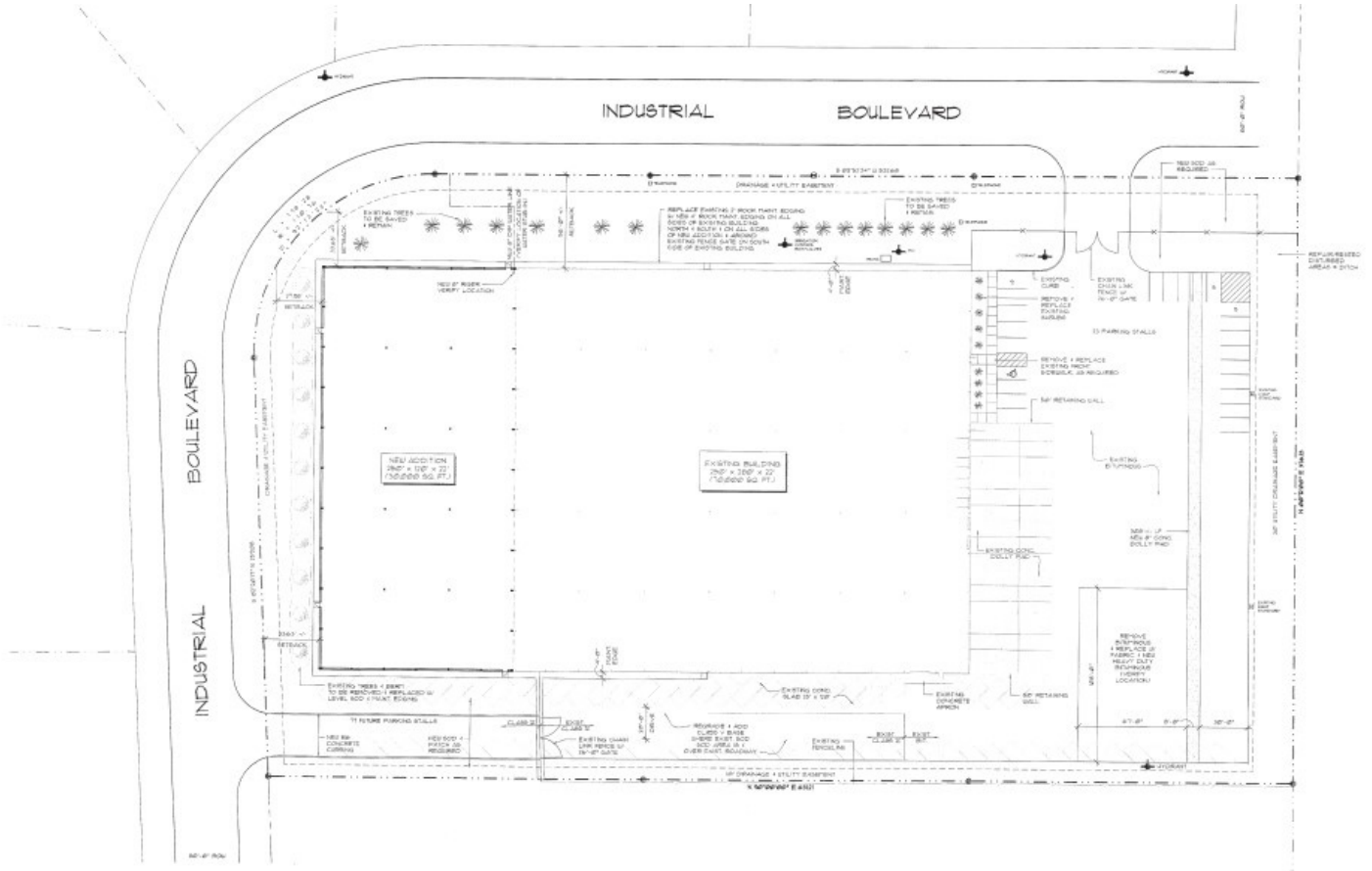
Property Highlights



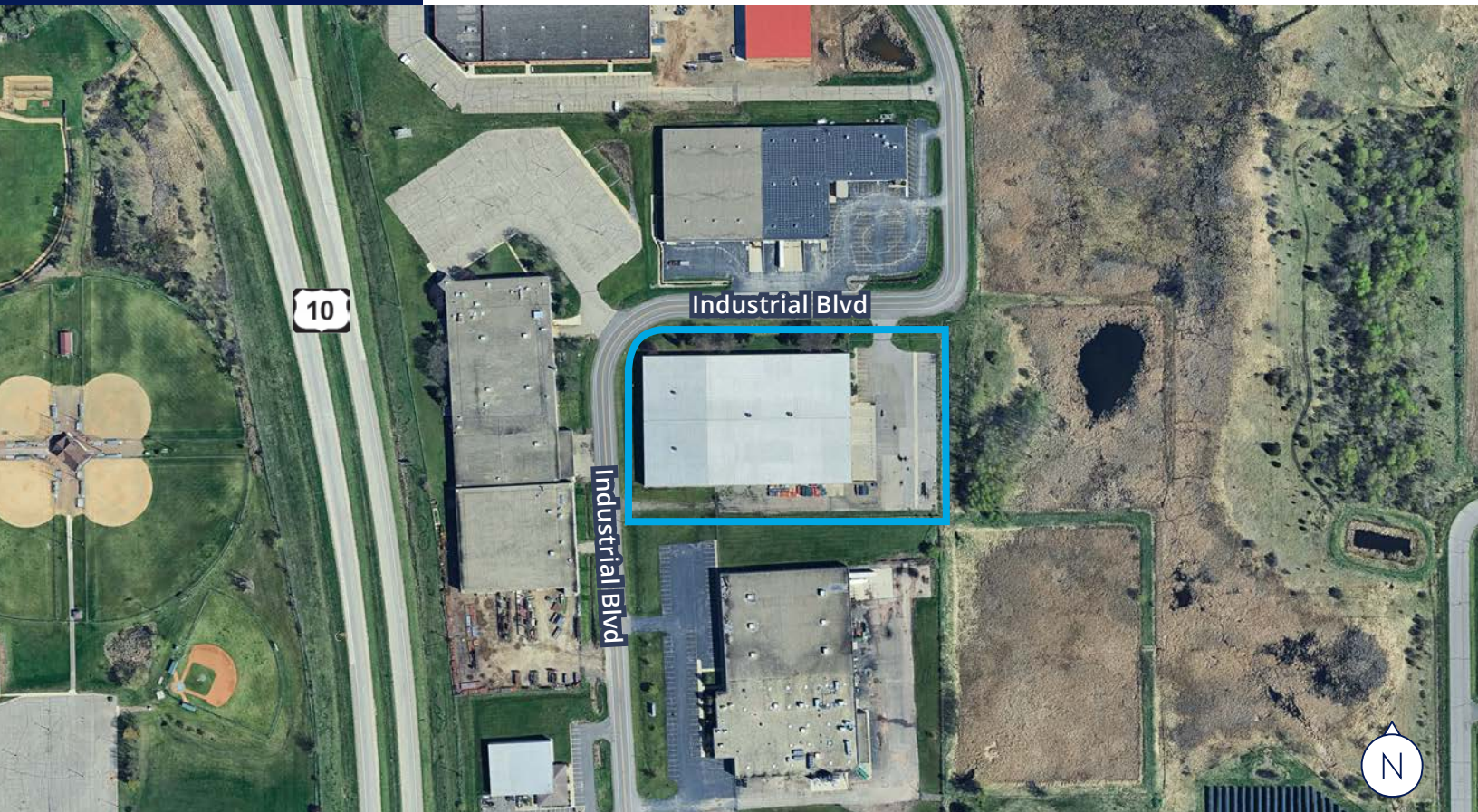
Address	10 Industrial Blvd Sauk Rapids, MN 56379
PID's	190268000, 190268100 & 190268200
Building Size	100,000 SF
Acreage	5.44 acres
Year Built	1985 (initial 70k SF); 2004 (30k SF expansion)
Loading	12 docks 1 drive-in
Clear Height	22'
Column Spacing	50' X 40'
Lighting	±80% LED, ±20% fluorescent
Heating	Multiple overhead heating units
Power	3-phase, 1,200 Amp / 277 V
Sprinkler	Fully sprinklered
Misc	Food grade certified facility
Lease Rate	\$5.85/SF Net
Sale Price	Negotiable

*Tenant in place until 12/01/2026

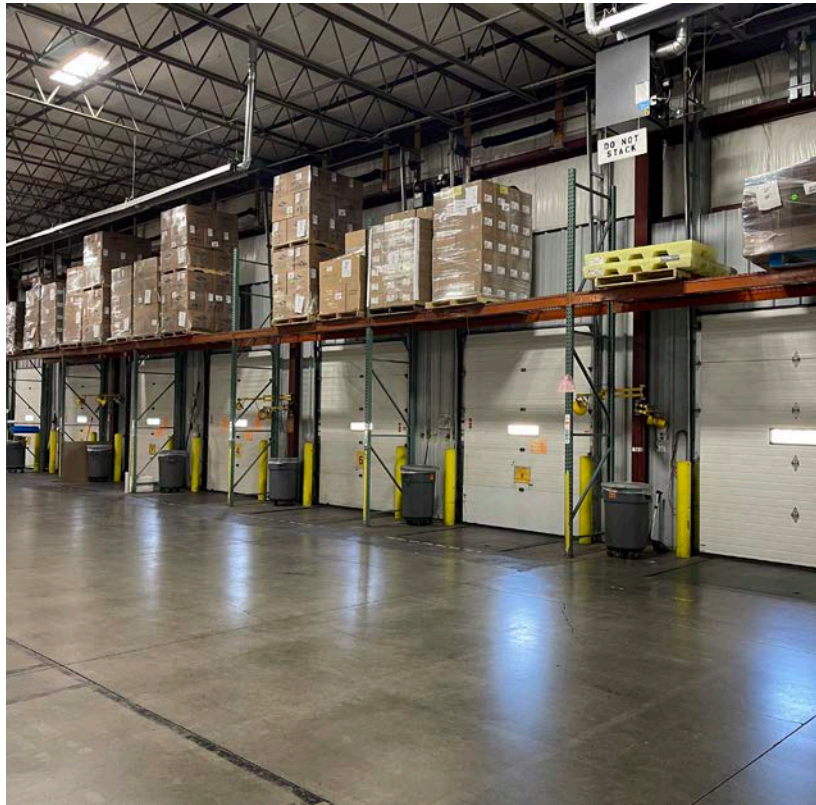
Floor/Site Plan



Property Aerial



Property Photos



Location Overview

St Cloud MSA



2025
Population

203,948



2025 Average
Household Income

\$97,766



2025 Daytime
Work Population

117,297



Households

80,003



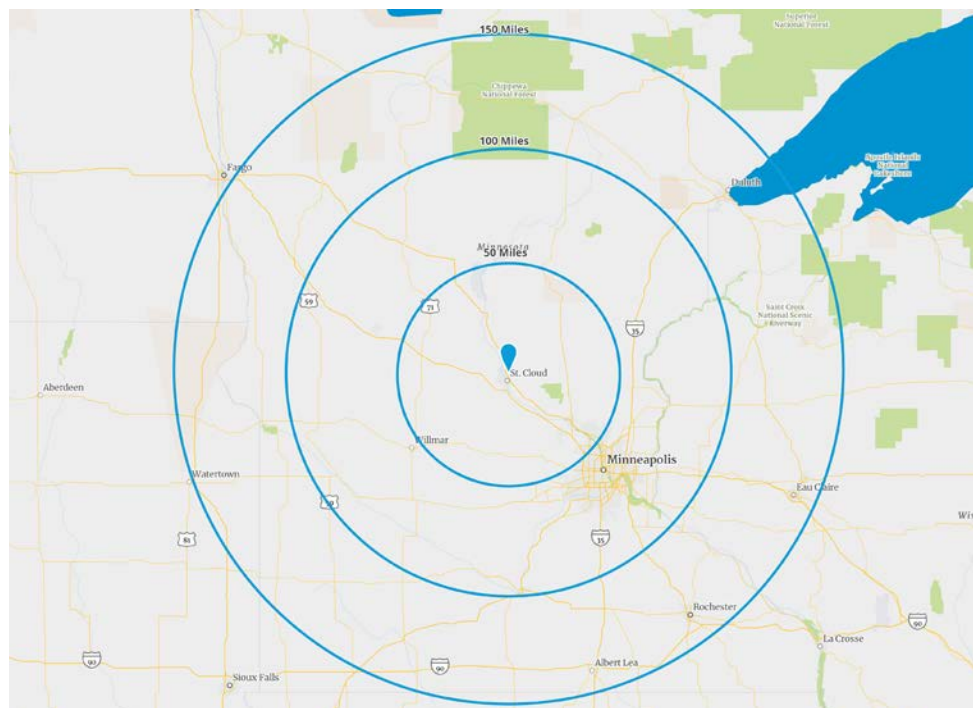
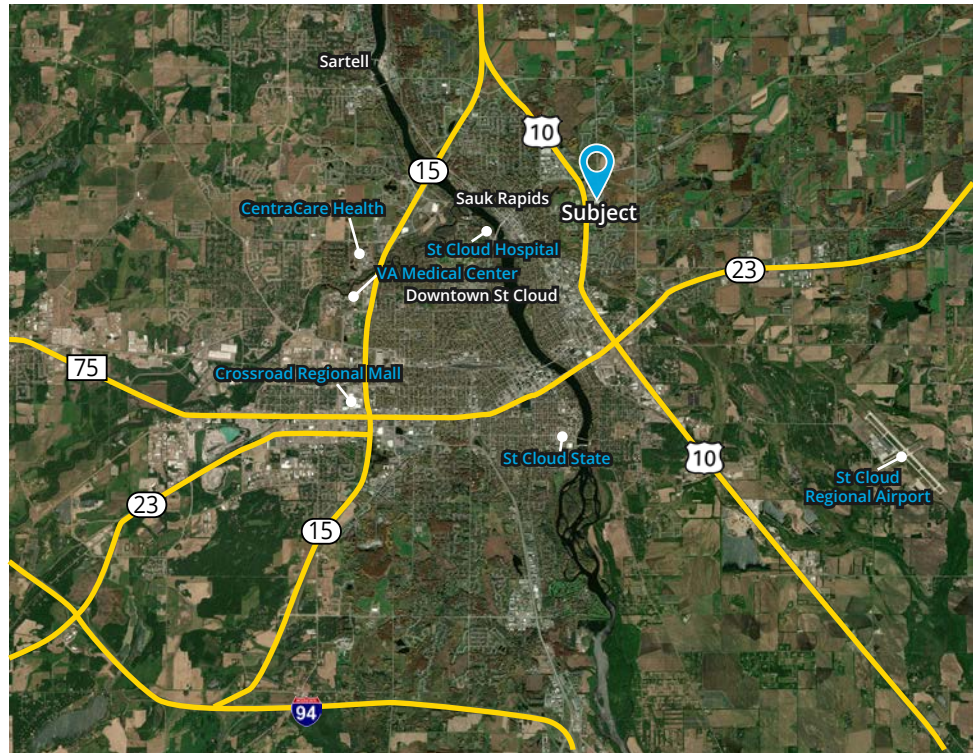
Businesses

7,851

Web Links:

[Sauk Rapids, MN](#)

[Benton County](#)



Contact Us:

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Accelerating success.