

# SARTELL FLEX BUILDING

12 AVENUE EAST, SARTELL, MN 56377



## LOCATION DESCRIPTION

Inventure Real Estate is pleased to present Sartell Industrial Flex Building. This project offers an excellent lease opportunity or to purchase this land for your business in the City of Sartell. The site features visibility to 7,900 vehicles per day via County Road 29 and close access to HWY 15 & HWY 10, which has a traffic count 31,000 vehicles per day.

## LEASE OVERVIEW

- 20' minimum clear height
- 2 dock doors and 1 drive up bay per 15,000 sf
- Landlord to provide an allowance for one bathroom and a grey shell space(5" concrete floor, 1 RTU, and 1 gas unit heater)
- 200 amp electrical service per 15,000 sf with the ability to upgrade to 800 amps as part of Tenant Improvements
- TIA Negotiable
- Tenant has the ability to add a mezzanine in the office space

## OFFERING SUMMARY

Office Lease Rate:	Negotiable
Warehouse Lease Rate:	Negotiable
Available SF:	15,000 - 59,078 SF
Lot Size:	6.44 Acres
Building Size:	59,078 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,065	33,516	65,348
Total Population	2,761	85,186	167,763
Average HH Income	\$63,719	\$62,241	\$60,635

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Industrial Property

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**SARTELL INDUSTRIAL**

12TH AVENUE EAST  
SARTELL, MN 56377

**INVENTURE REAL ESTATE, LLC**

117 1/2 5TH AVENUE SOUTH  
ST. CLOUD, MN 56301

**LOUCKS**

PLANNING  
CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL

7200 Hemlock Lane, Suite 300  
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**CADD QUALIFICATION**

CADD files prepared by the Consultant for this project are instruments of the Consultant professional services for use solely with respect to this project. These CADD files shall not be used on other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant's approval, others may be permitted to obtain copies of the CADD drawing files for information and reference only. All intentional or unintentional revisions, additions, or deletions to these CADD files shall be made at the full risk of that party making such revisions, additions or deletions and that party shall hold harmless and indemnify the Consultant from any & all responsibilities, claims, and liabilities.

**SUBMITTAL/REVISIONS**

NO.	DATE	DESCRIPTION
XX.XX.20		

**PROFESSIONAL SIGNATURE**

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

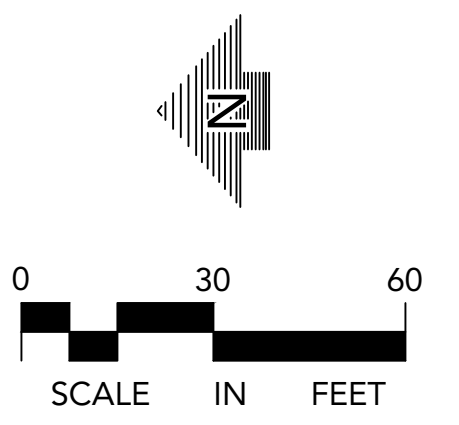
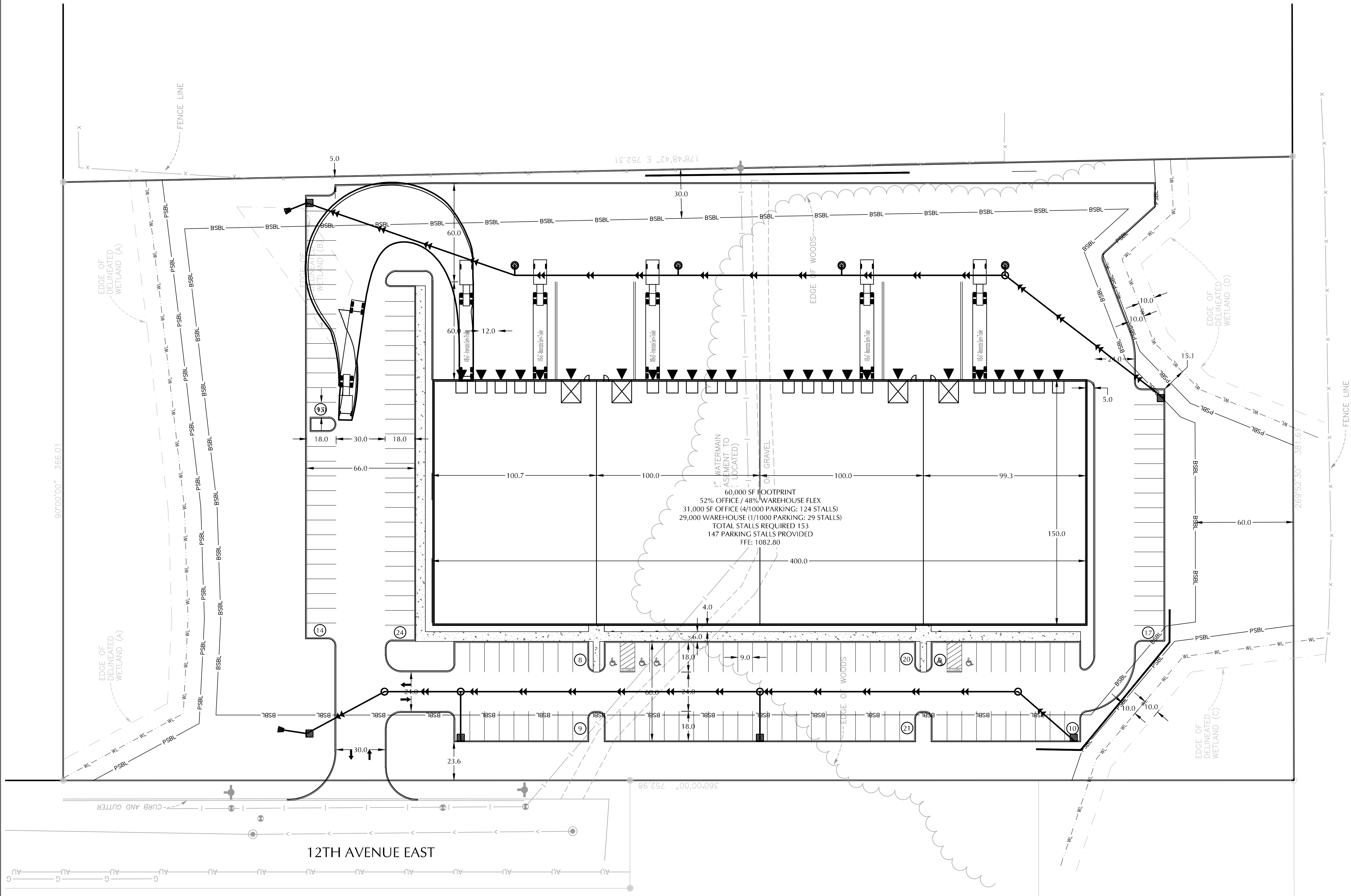
License No. Michael J. St. Martin - PE 24440  
Date

**QUALITY CONTROL**

Loucks Project No. 20163.0  
Project Lead MJS  
Drawn By CDL  
Checked By MJS  
Review Date XX.XX.20

**SHEET INDEX**

C2-1 SITE PLAN  
C3-1 GRADING & DRAINAGE PLAN



**SITE PLAN**  
**C2-1**

Plotted: 05/11/2020 8:29 AM W:\2020\20163\CADD DATA\CIVIL\dwg Sheet Files\C2-1 Site Plan

Industrial Property

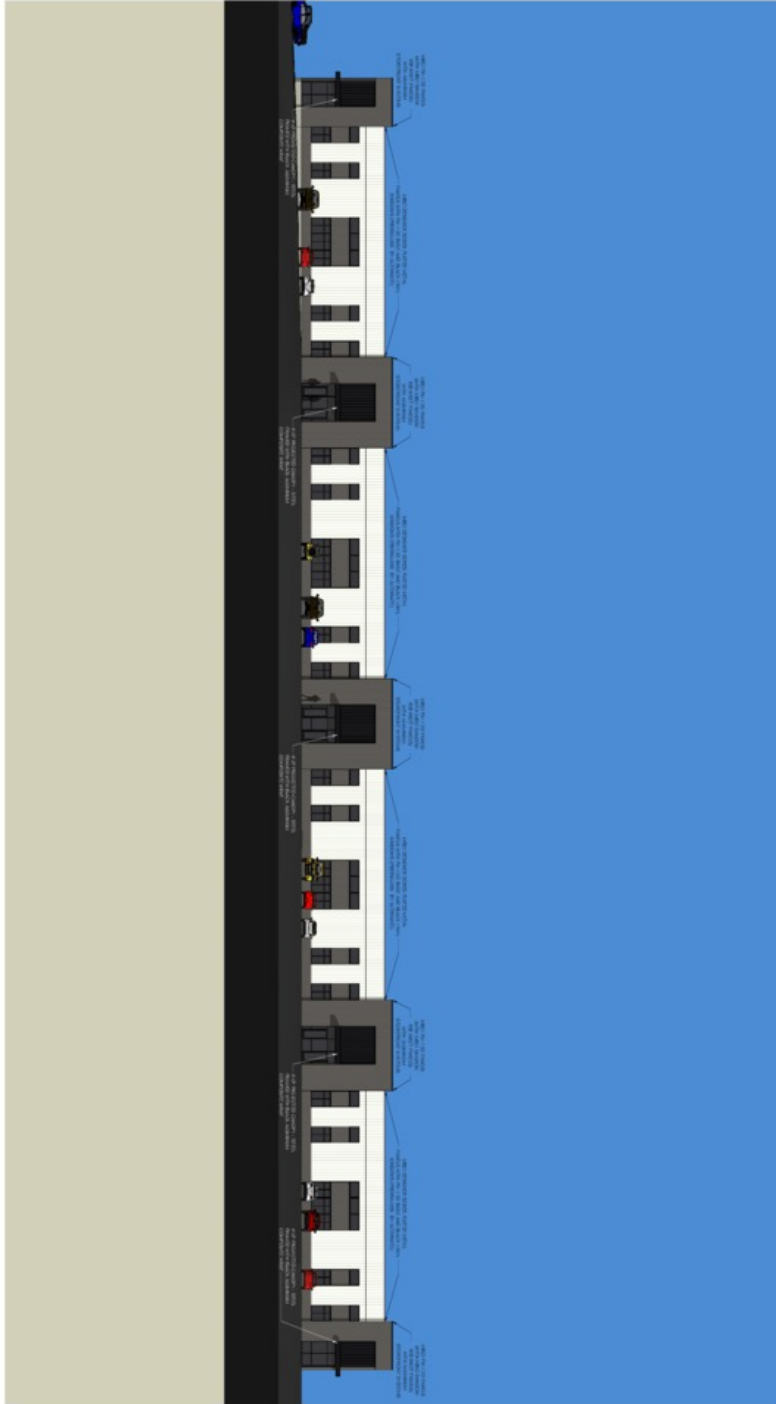
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FOR LEASE



front elevation



Sartell Industrial Park | Sartell, Minnesota



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