

## SARTELL/HIGHWAY 15 FLEX

300 14TH AVE E, SARTELL, MN 56377

FOR LEASE



## PROPERTY DESCRIPTION

Inventure is happy to represent 300 14th Ave E, which is situated in Sartell's well-known business district. Sartell Flex consists of 2,650 square feet of former locker room space, 7,850 square feet of warehouse space, totaling 10,500 square feet of multipurpose flex space. This property is ideal for a range of commercial users due to its open floor design. The property enjoys easy access across the St. Cloud metro area being right off Highway 15 and in close proximity to Highway 10. The space features two 18' wide by 10' tall overhead doors and one 8' wide by 9' tall dock door, allowing for convenient loading and unloading. The building offers a 16' clear height and is fully heated and cooled. Interior improvements include a reception area, one bathroom, and four showers, making the space well equipped for operational use and employee needs. Surrounded by a strong mix of industrial and commercial users, this location provides an excellent opportunity for businesses seeking well-located flex space in one of Central Minnesota's most active and growing markets.

## PROPERTY HIGHLIGHTS

- 10,500 square feet of flex space - 7,850 square feet of warehouse and 2,650 square feet of former locker room space
- Highway 15 frontage
- Seamless connectivity to the St. Cloud Metro Area being only 0.30 miles from Highway 15 and 1.0 miles from Highway 10
- Two 16'w x 10'h overhead doors and one 8'w x 9'h dock door
- 16' clear height
- Heated/AC throughout the space
- Reception area, one bathroom, and four showers
- Large private on-site parking lot

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	54	586	2,791
Total Population	135	1,285	6,450
Average HH Income	\$98,042	\$80,137	\$82,274

## OFFERING SUMMARY

Rate:	Negotiable (NNN)
Available SF:	10,500 SF

JAKE CLEVELAND

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AUSTIN RUEHLE

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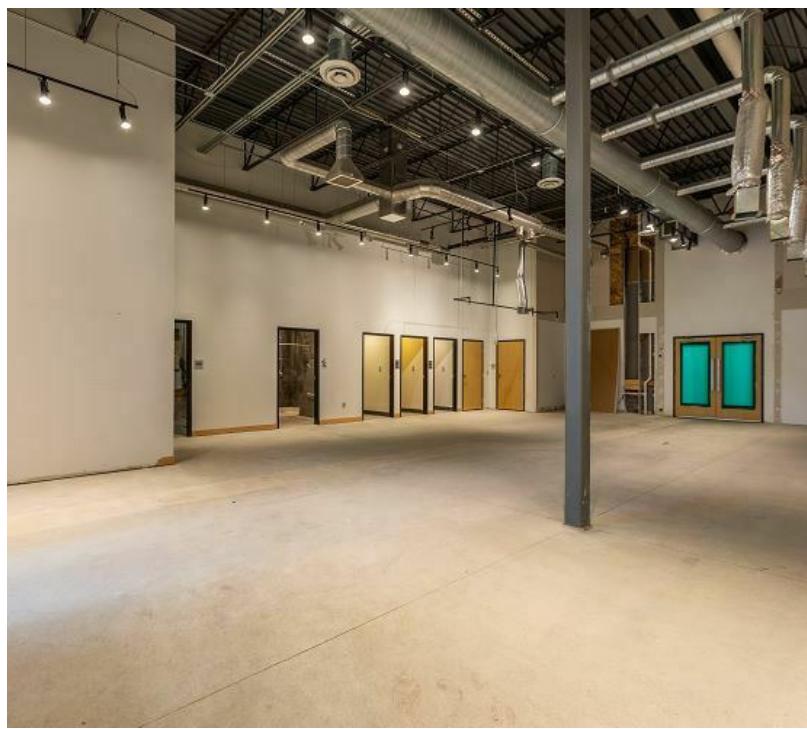
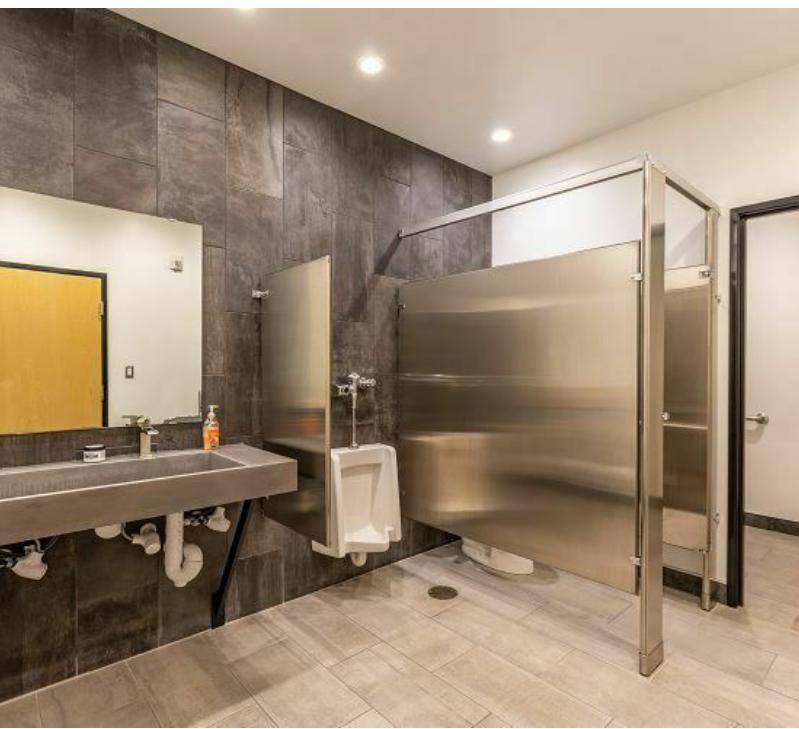


Industrial Property

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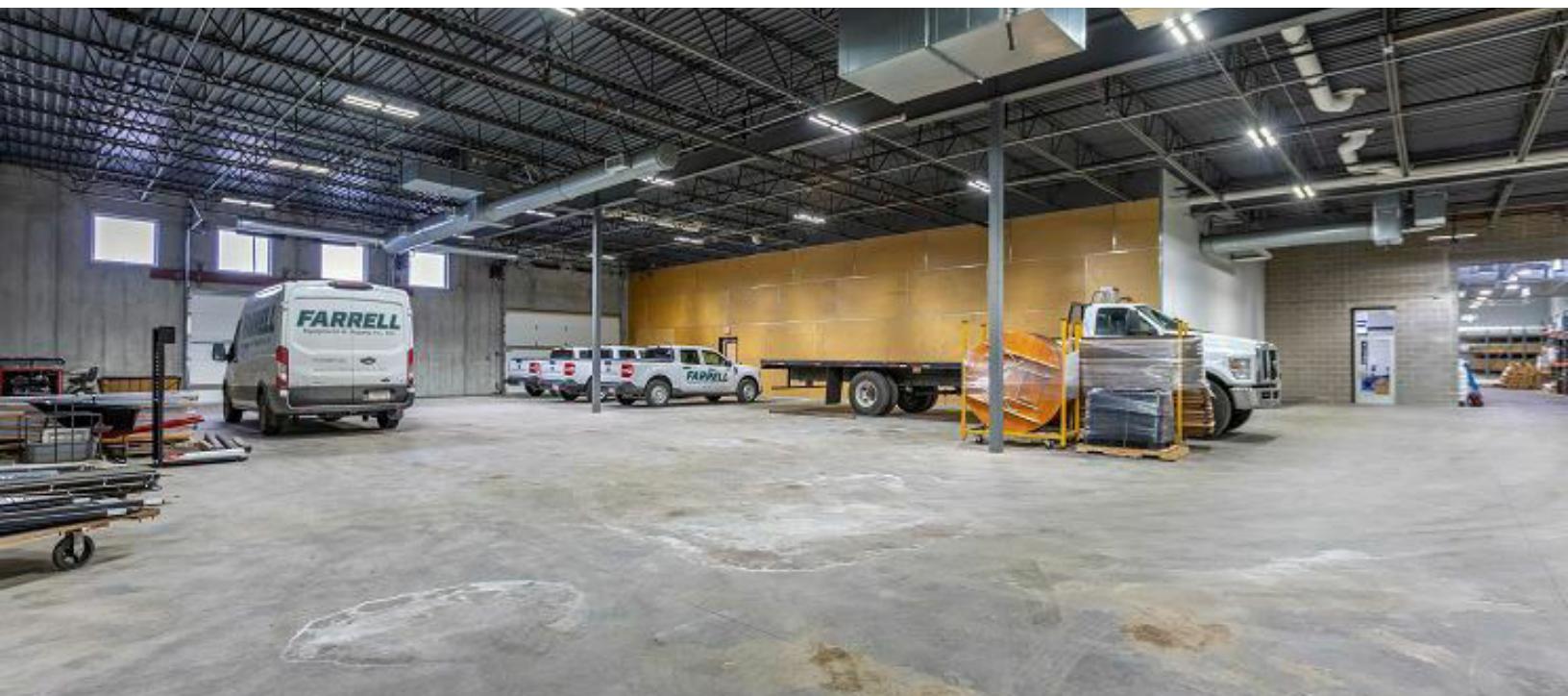
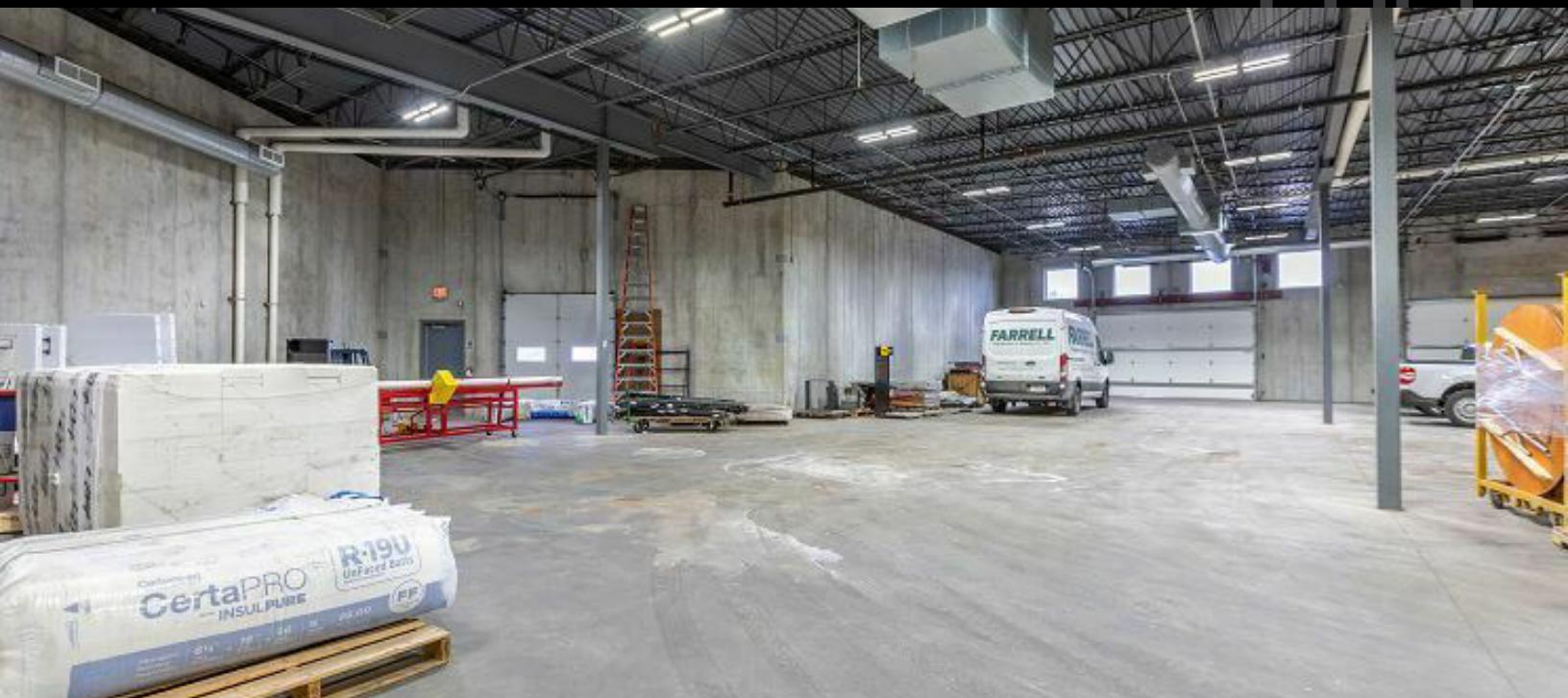
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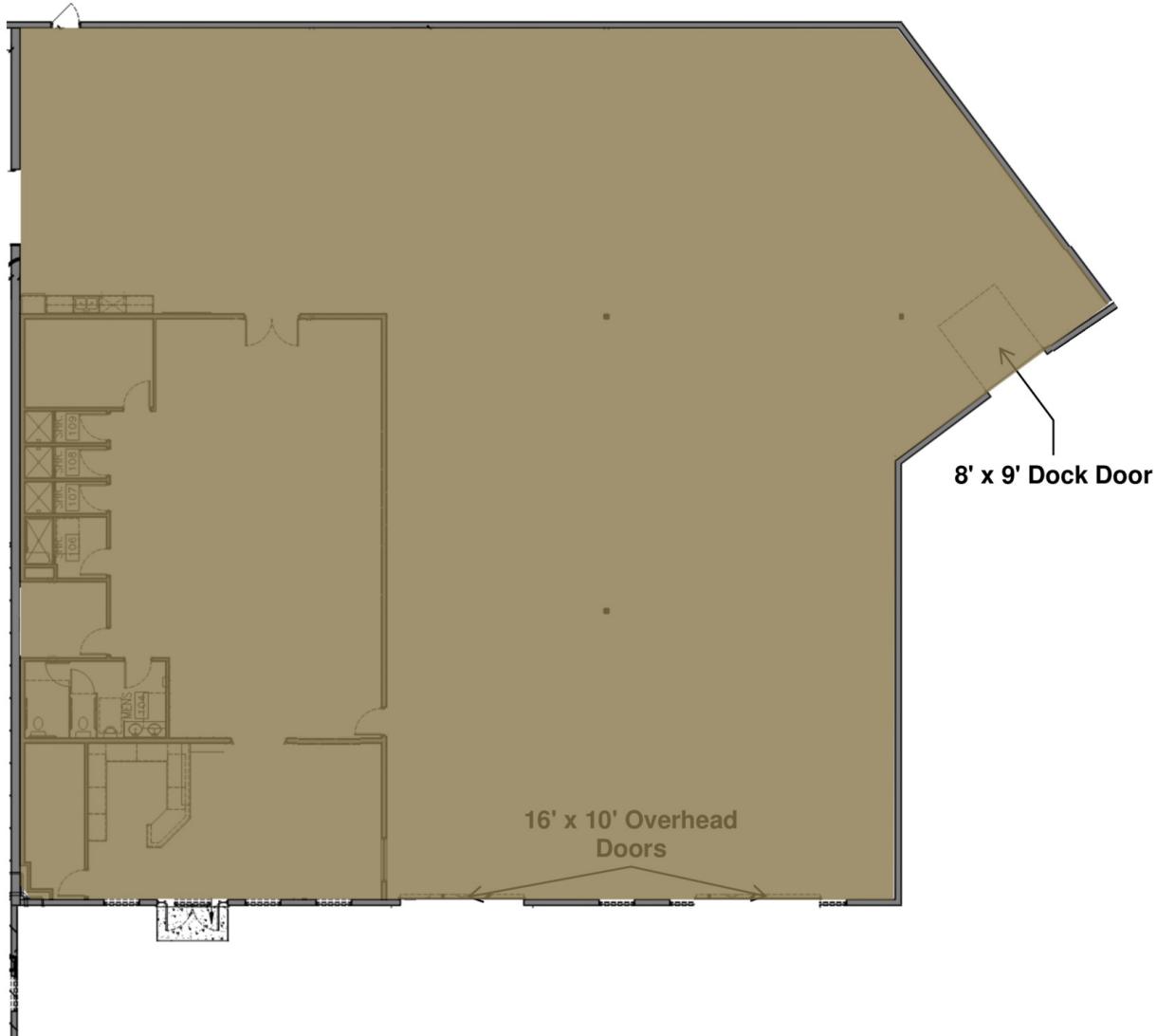
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## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Sartell/Highway 15 Flex	For Lease	10,500 SF	NNN	Negotiable	Estimated 2026 CAM is \$3.50/sf, all utilities billed direct to tenant

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