

Industrial Property

RICE INDUSTRIAL BUILDINGS

515 DIVISION STREET NORTH, RICE, MN 56367

FOR SALE



PROPERTY DESCRIPTION

Situated in the heart of Rice, MN the industrial property 515 Division St N offers a prime location off Highway 10 creating effortless connectivity to the greater St. Cloud area and the Twin Cities metro. The two buildings combined feature a total of four overhead doors measuring 12' w x 14' h. The site is positioned in a growing commercial and light industrial corridor, making this location ideal for distribution, manufacturing, and warehousing. The quiet but strong community infrastructure has built a business-friendly environment which provides local and regional incentives. 515 Division St N is in close proximity to the Rice Industrial Park and other supportive industries like construction, agricultural, and logistic companies. The large 4.78 AC lot creates great flexibility for expansion, outside storage, or customized site planning.

PROPERTY HIGHLIGHTS

- 515 Division St N, Rice, MN 56367 is conveniently located directly off Highway 10.
- Located only 15 minutes from the Greater St. Cloud Area and 75 minutes from the Twin Cities Metro.
- Features four overhead doors measuring 12' w x 14' h.
- In a growing commercial and light industrial corridor making it ideal for manufacturing, distribution, and warehousing.
- Quiet but strong community infrastructure that built a business-friendly environment.

OFFERING SUMMARY

Sale Price:	\$1,525,000
Lot Size:	4.78 Acres
Building Size:	17,023 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	2,425	14,141	49,543
Total Population	6,620	37,684	128,636
Average HH Income	\$113,423	\$109,828	\$90,410

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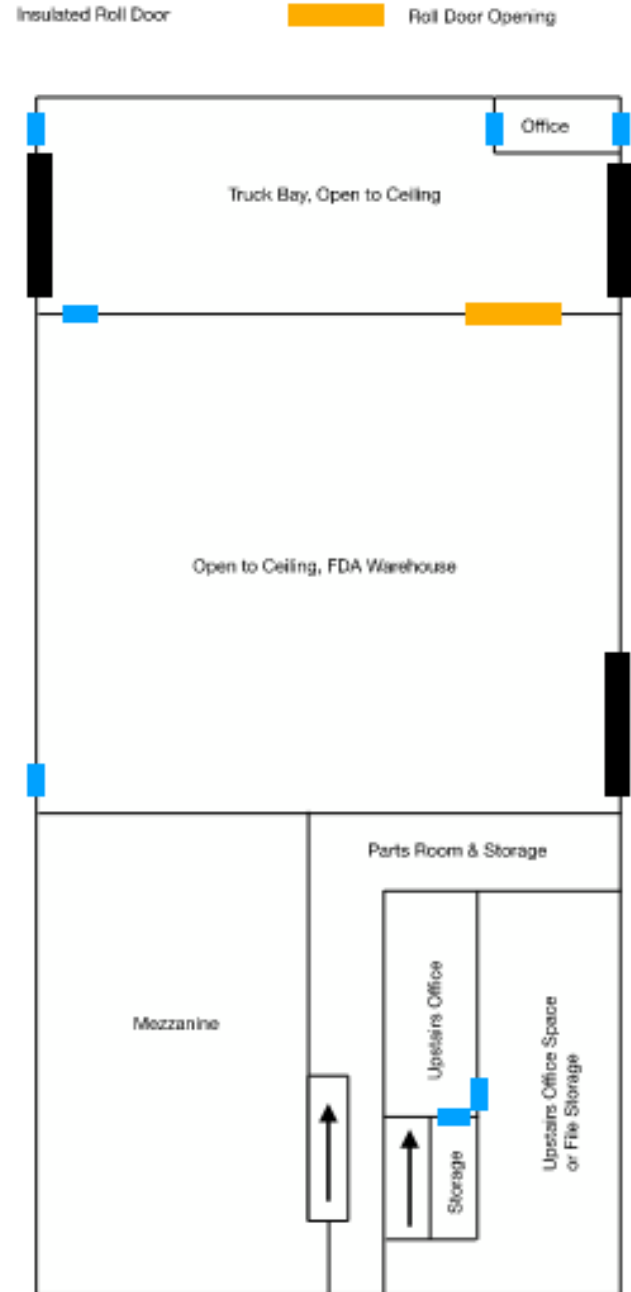
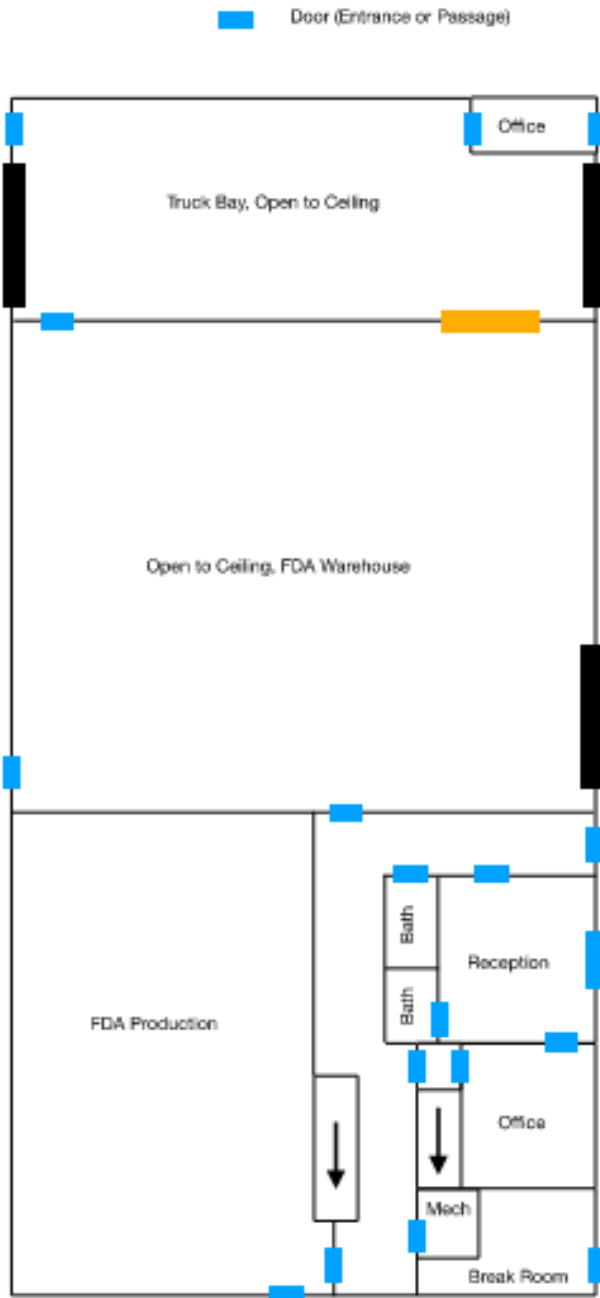
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RICE INDUSTRIAL - NORTH FLOOR PLAN

515 DIVISION STREET NORTH, RICE, MN 56367

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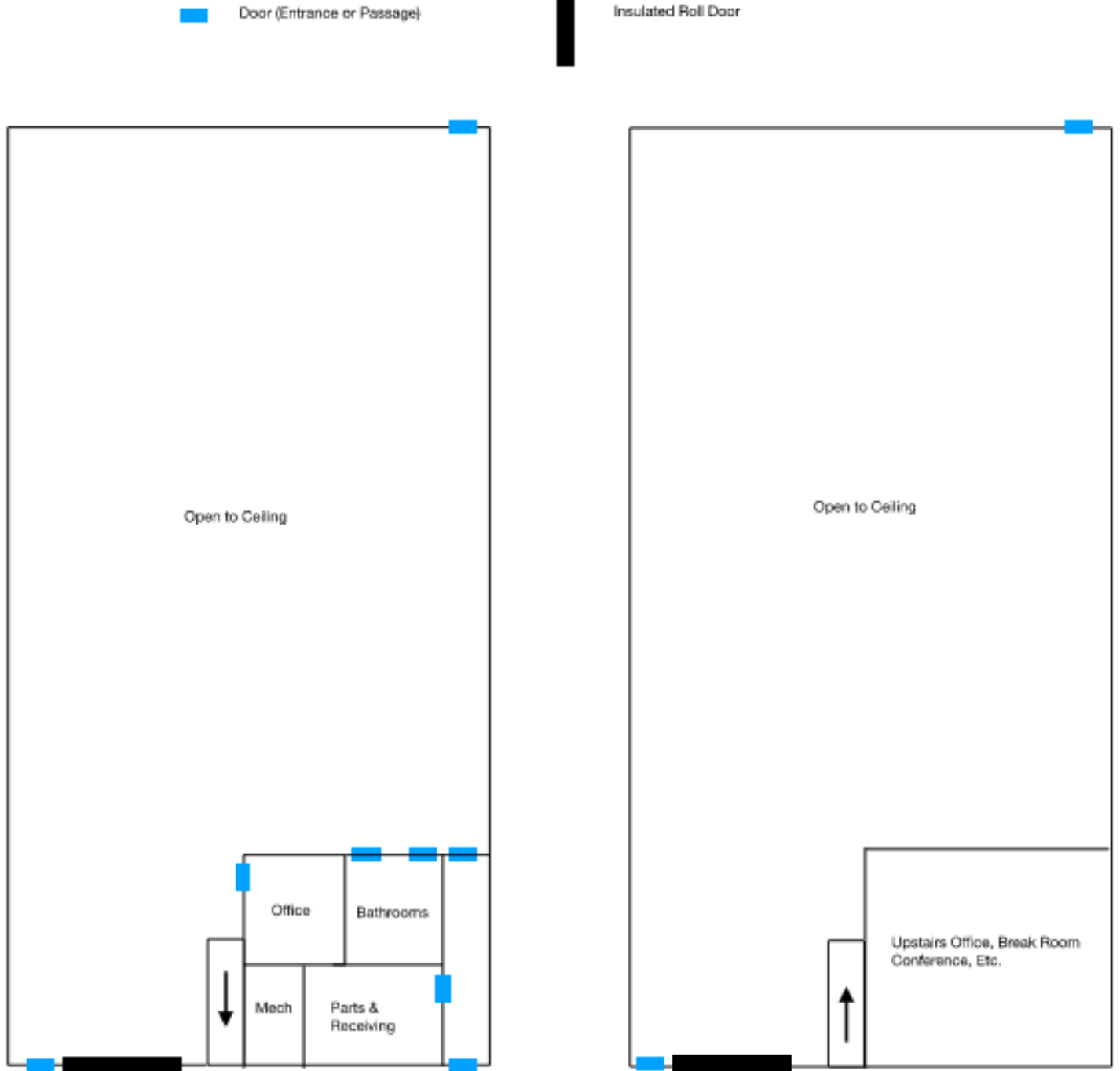


Industrial Property

RICE INDUSTRIAL- WEST FLOOR PLAN

515 DIVISION STREET NORTH, RICE, MN 56367

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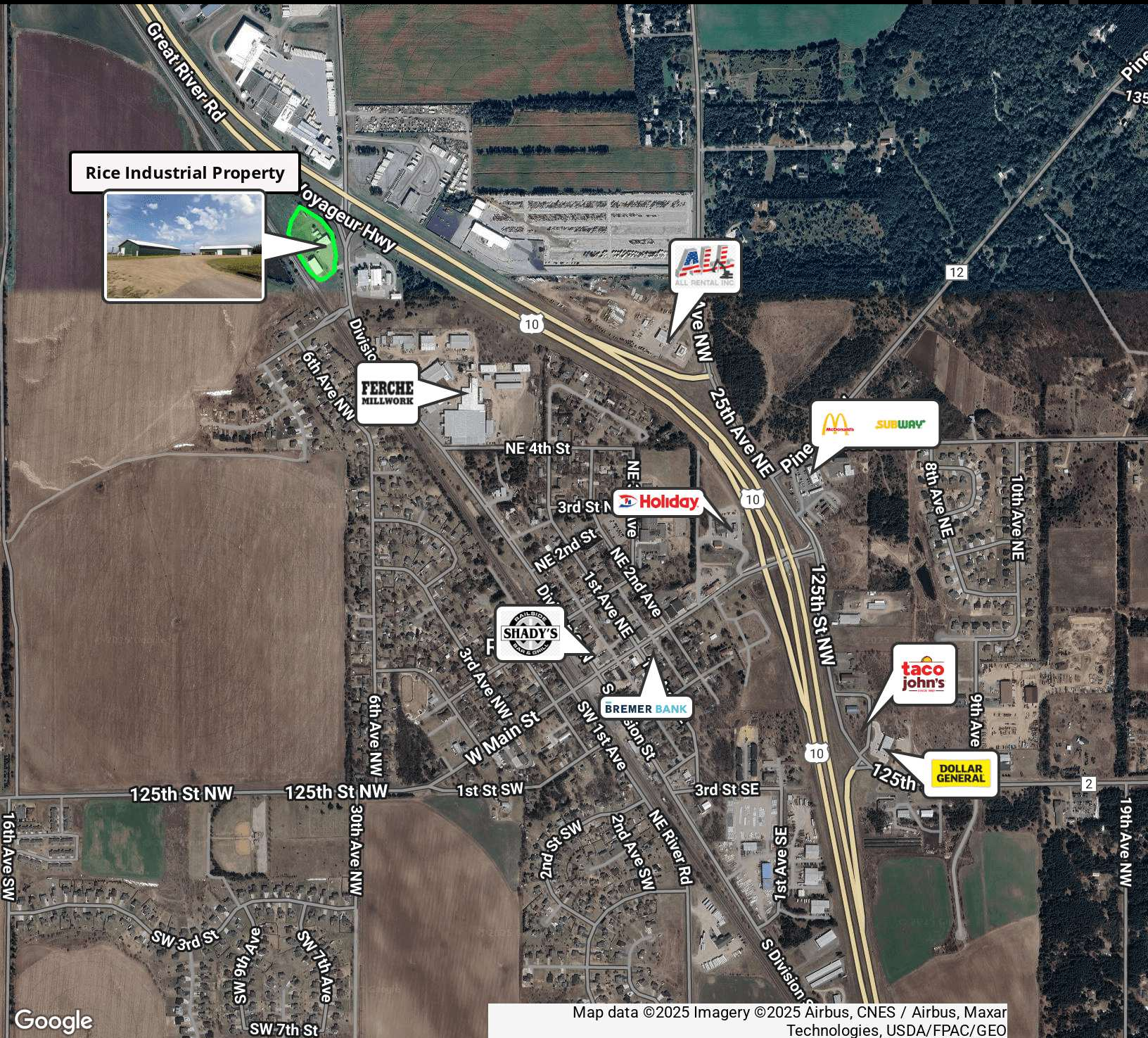


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