



Available For Sale or Lease

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1100 Stearns Dr
Sauk Rapids, MN 56379

Industrial For Sale or Lease
Sauk Rapids West - Industrial Campus

Available Space

- Suite 400: 60,000 sf (13'7" clear)
- Suite 500: 67,200 sf (30' clear)
- IOS: Approx. 1.50 acres of gated/secured outdoor storage

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Property Highlights

Address:	1100 Stearns Dr, Sauk Rapids, MN 56379
Total Building Size:	256,942 SF
Available SF:	127,200
IOS:	Approx. 1.50 acres of gated/secured outdoor storage
Acreage:	24.60 Acres
Loading:	24 Docks / 4 Grade
Clearing Height:	30' - 13' 7"
Column Spacing:	30'x40'
Lighting:	LED Throughout
Heating:	Multiple overhead heating units
Suite 400:	HVAC
Power:	Multiple 3 phase/ 480V
Sprinkler:	Fully Sprinklered
Lease Rates (Net):	<ul style="list-style-type: none">• Suite 400: \$5.00 PSF• 500: \$5.75 PSF
Estimated CAM:	\$2.56 PSF (est 2026)
Sale Price:	\$12,750,000 or \$49.62 PSF

Site Aerial



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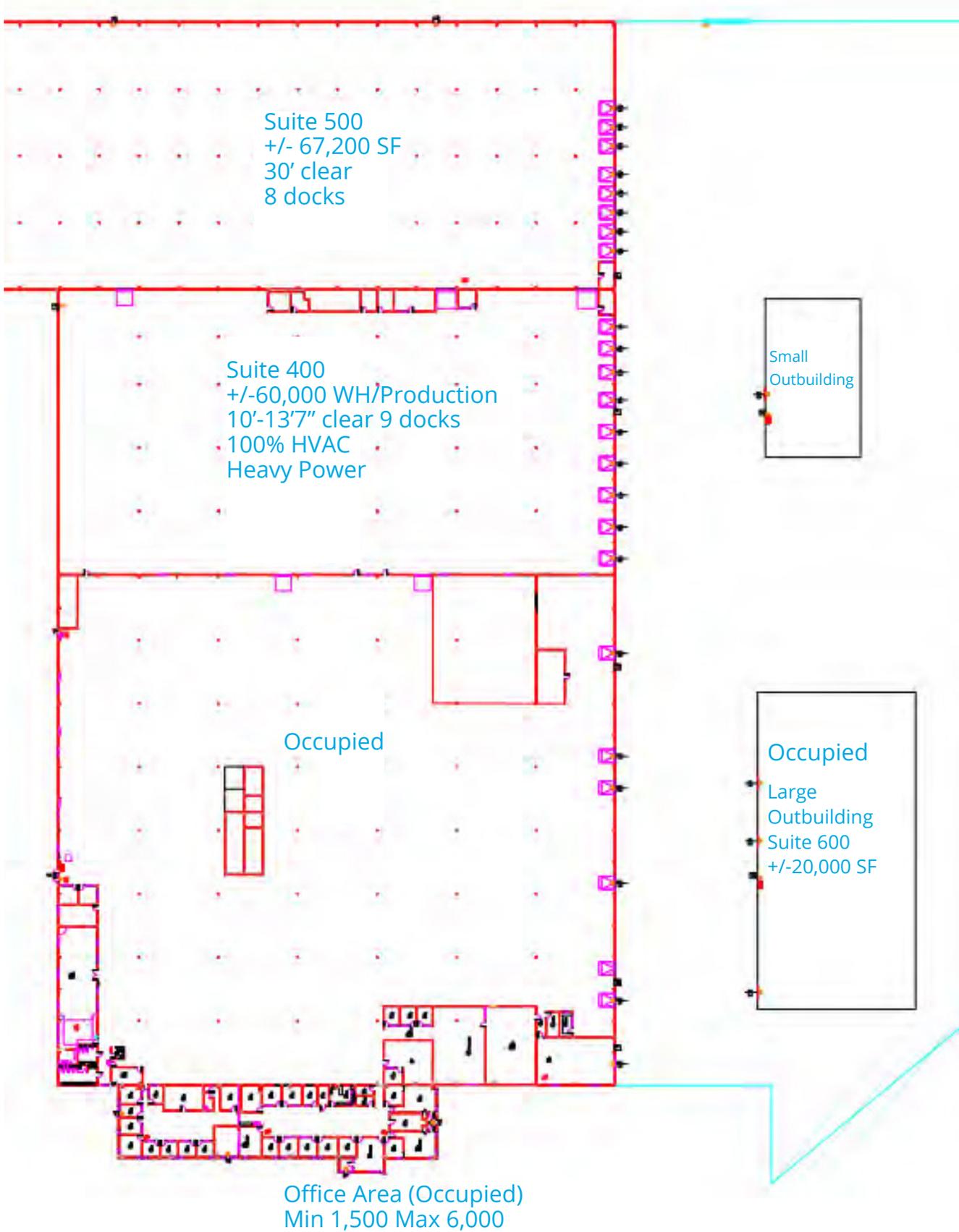
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Building Plans

Floor Plan



Property Photos



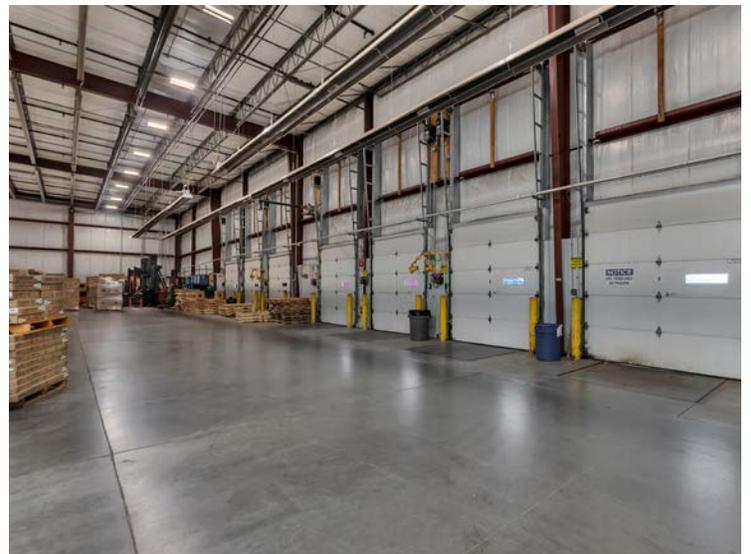
Suite 400



Suite 400



Suite 500



Suite 500



Property Photos



Location Overview

Benton County



42,084 (2025)

Population



66% of population
between ages 19-75

Workforce



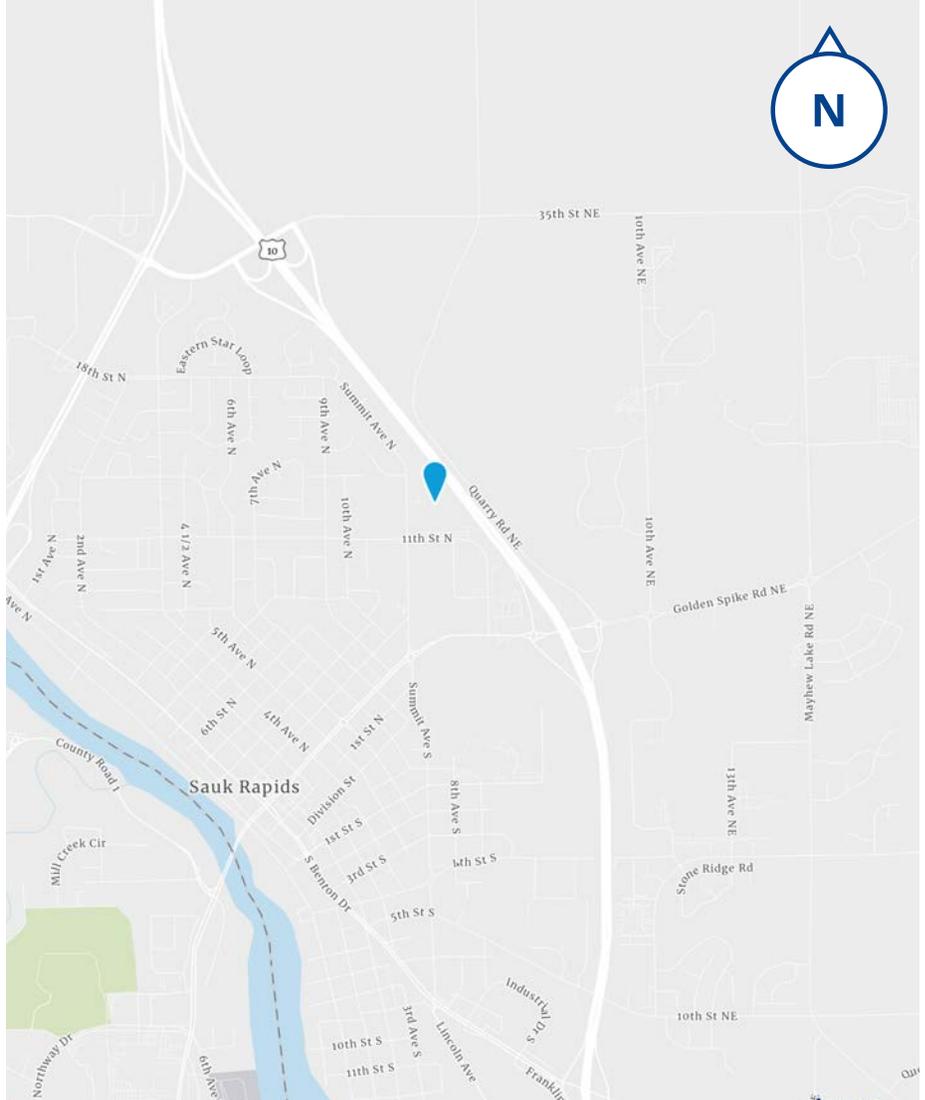
\$71,835 (2025)

Median
Household
Income



1,382 (2025)

Businesses



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