

BENTON BUSINESS PARK

940 Industrial Drive S | Sauk Rapids, MN 56379



FOR LEASE:

Lease Rate: \$8.00

CAM: \$2.85 | RE TAX: \$2.35

2,736 SF Office

2,643 SF Office/Warehouse

5,379 +/- SF Total



PROPERTY DESCRIPTION

***AVAILABLE IMMEDIATELY**

Suite 109 currently offers 4929 SF of office and approximately 450 SF of warehouse with 14' clear height. Conveniently located within a ½ mile from US Highway 10 off Benton Drive in Sauk Rapids, MN. The suite offers multiple perimeter offices, many with windows, a large conference room, kitchen/lunch room, two private restrooms, and waiting room. The warehouse offers a 10' x 12' overhead drive-in door and additional warehouse space can be created by eliminating the offices offering 12' clear height. The suite can be demised as well. The floorplan provides you with an idea of how the space could be split.

PROPERTY HIGHLIGHTS

- Multiple Perimeter Offices
- Ample Natural Light
- Aggressive Lease Rate
- 10'W x 12'H Drive-In Overhead Door
- Private Restrooms
- Kitchen / Lunchroom
- 14' Clear Height



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



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Sauk Rapids, MN 55428

LOCATION



FOR MORE INFORMATION:
RICEPROPERTIES.COM

BEN COPPERTHITE
Rice Real Estate Broker

612.242.4869
Ben.Copperthite@riceproperties.com

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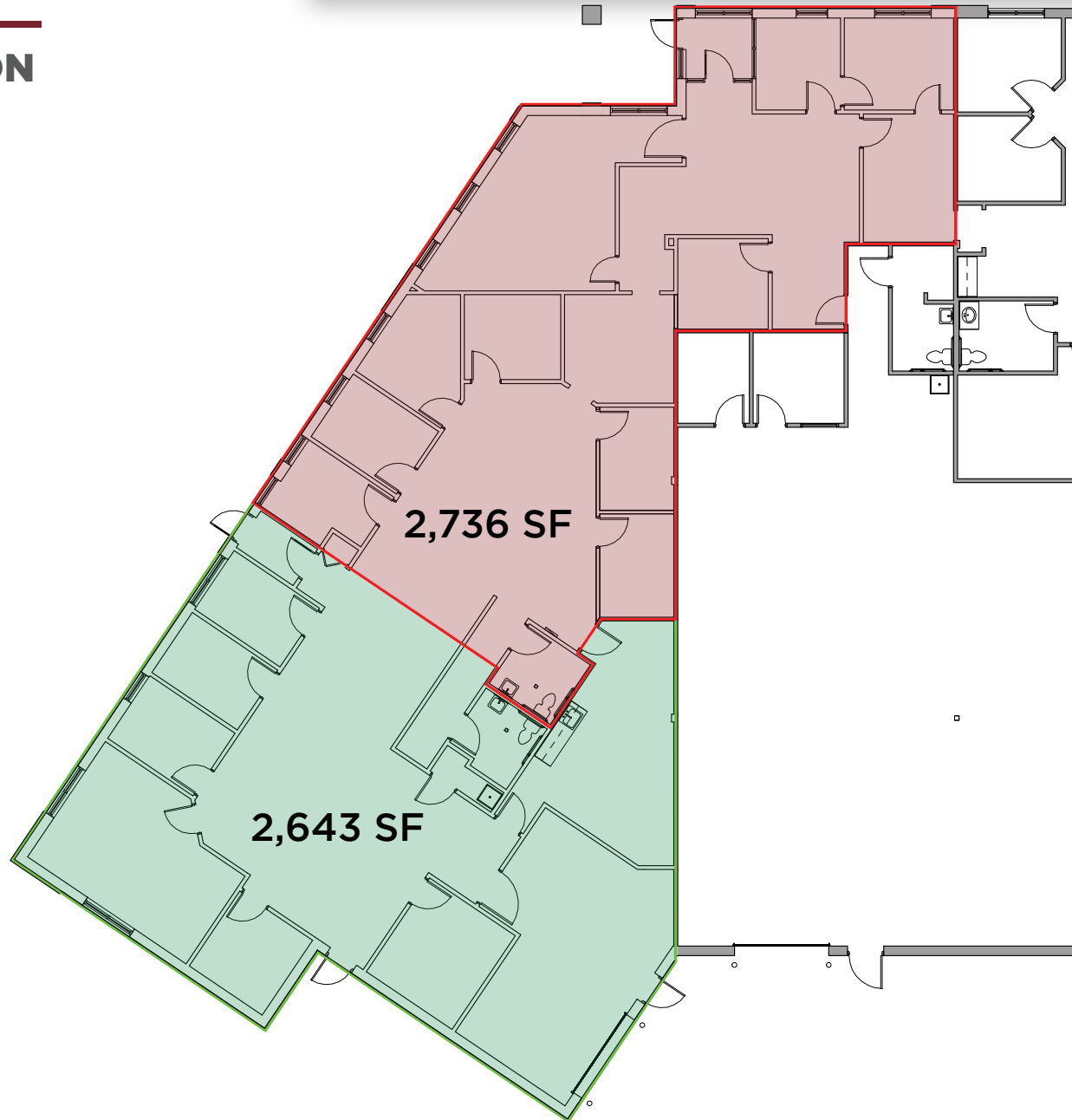


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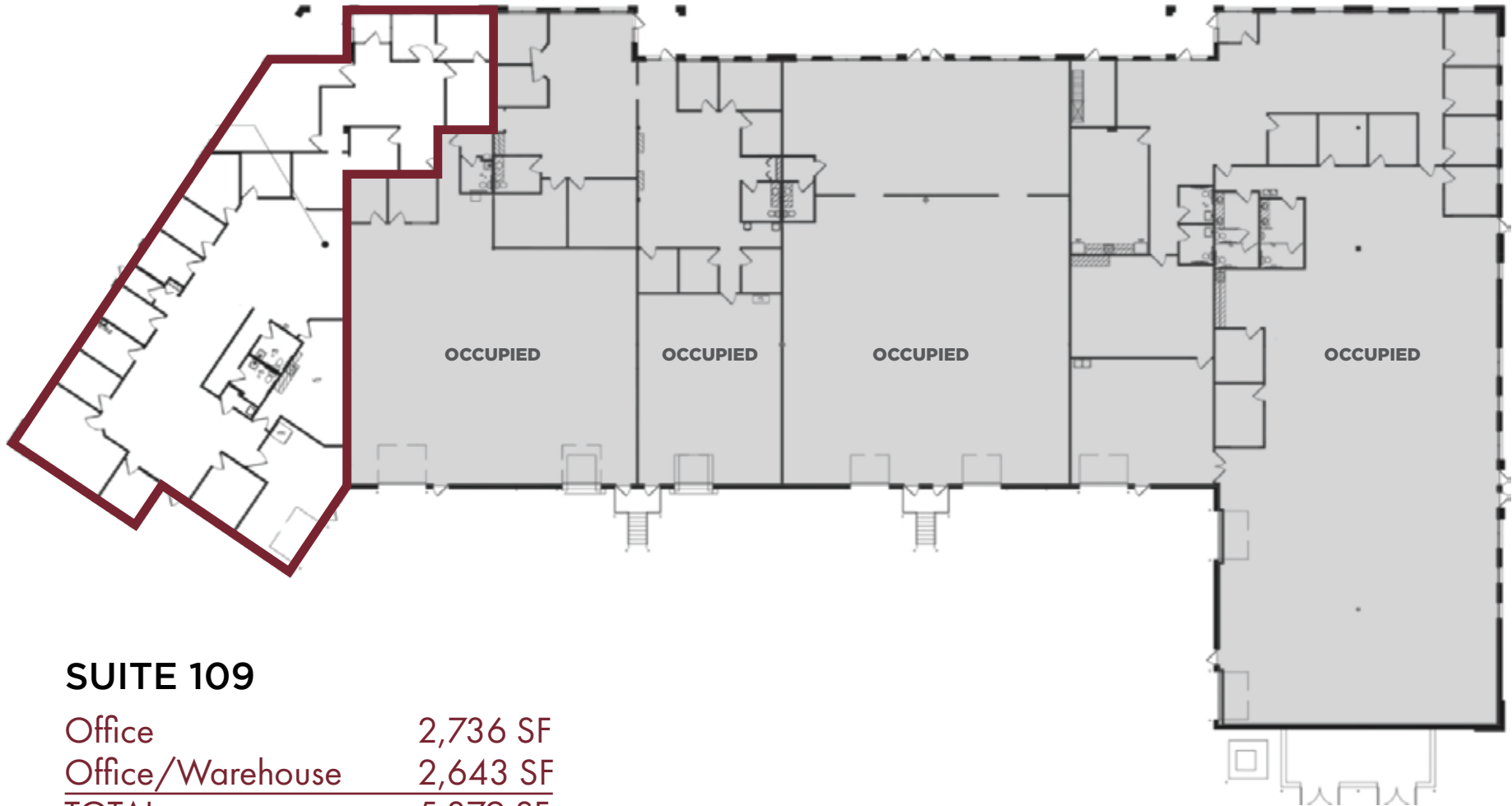


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SUITE 109

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Office/Warehouse	2,643 SF
TOTAL:	5,379 SF

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