

FOR LEASE

1040 Stearns Dr 1040 Stearns Dr, Sauk Rapids, MN 56379

PROPERTY DESCRIPTION

7,520 square foot warehouse located conveniently 1/2 a mile from US Highway 10, with convenient access to the St. Cloud MSA. Along with ease of access, property also provides Highway 10 exposure.

PROPERTY HIGHLIGHTS

- 4 overhead drive in doors (3-14'x14' and 1-14'x16').
- 850 SF office
- Additional mezzanine space for storage or breakroom
- 18' Ceiling Height
- One separate bay providing wash bay opportunity (21'x52')
- Floor drain
- Tubular heat throughout warehouse
- 32,655 square foot lot

OFFERING SUMMARY

Lease Rate:	\$7.25 SF/yr (NNN)
Available SF:	7,250 SF
Building Size:	7,520 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,115	37,015	53,928
Total Population	5,181	88,462	131,730
Average HH Income	\$76,485	\$64,947	\$71,061

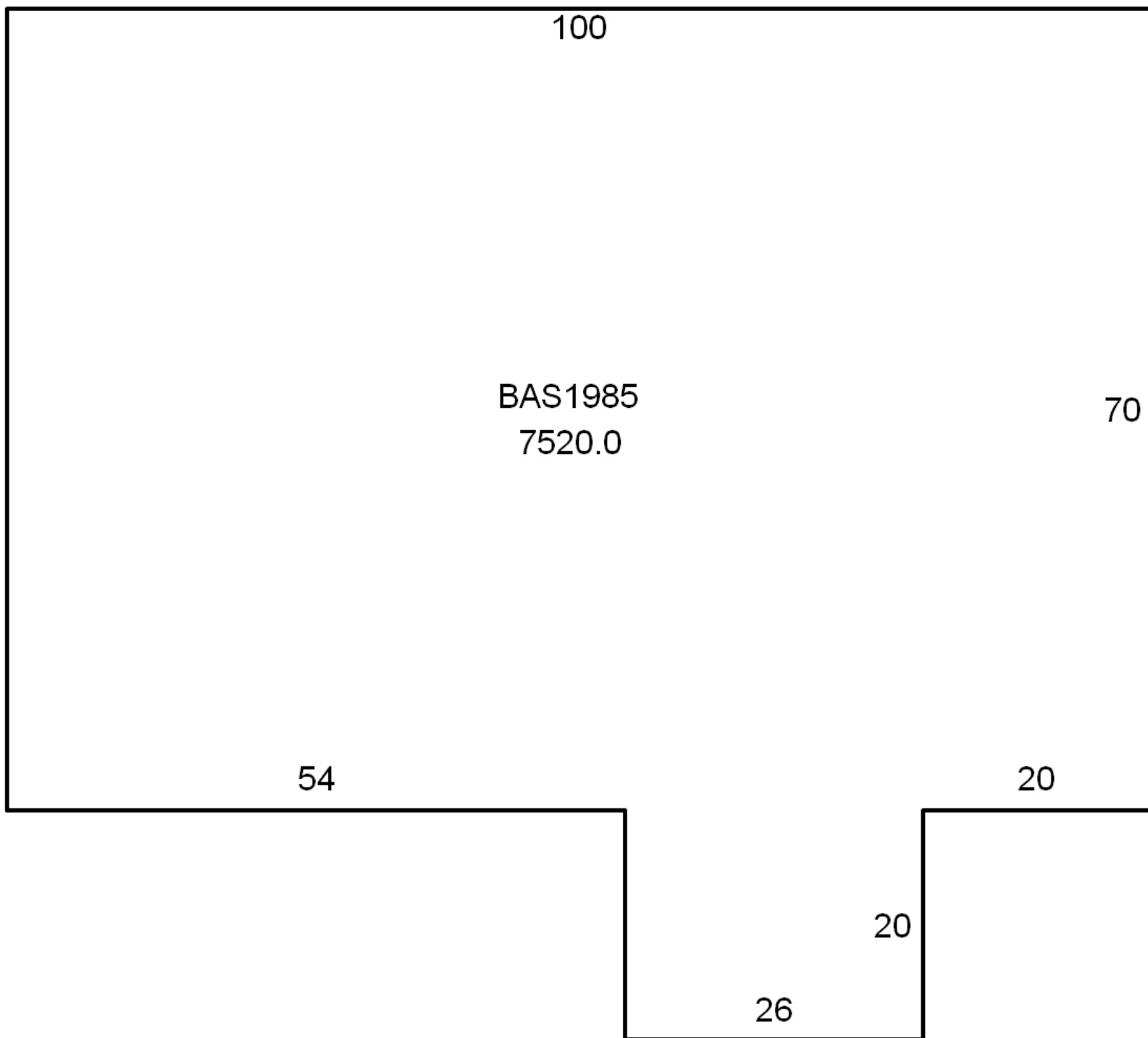


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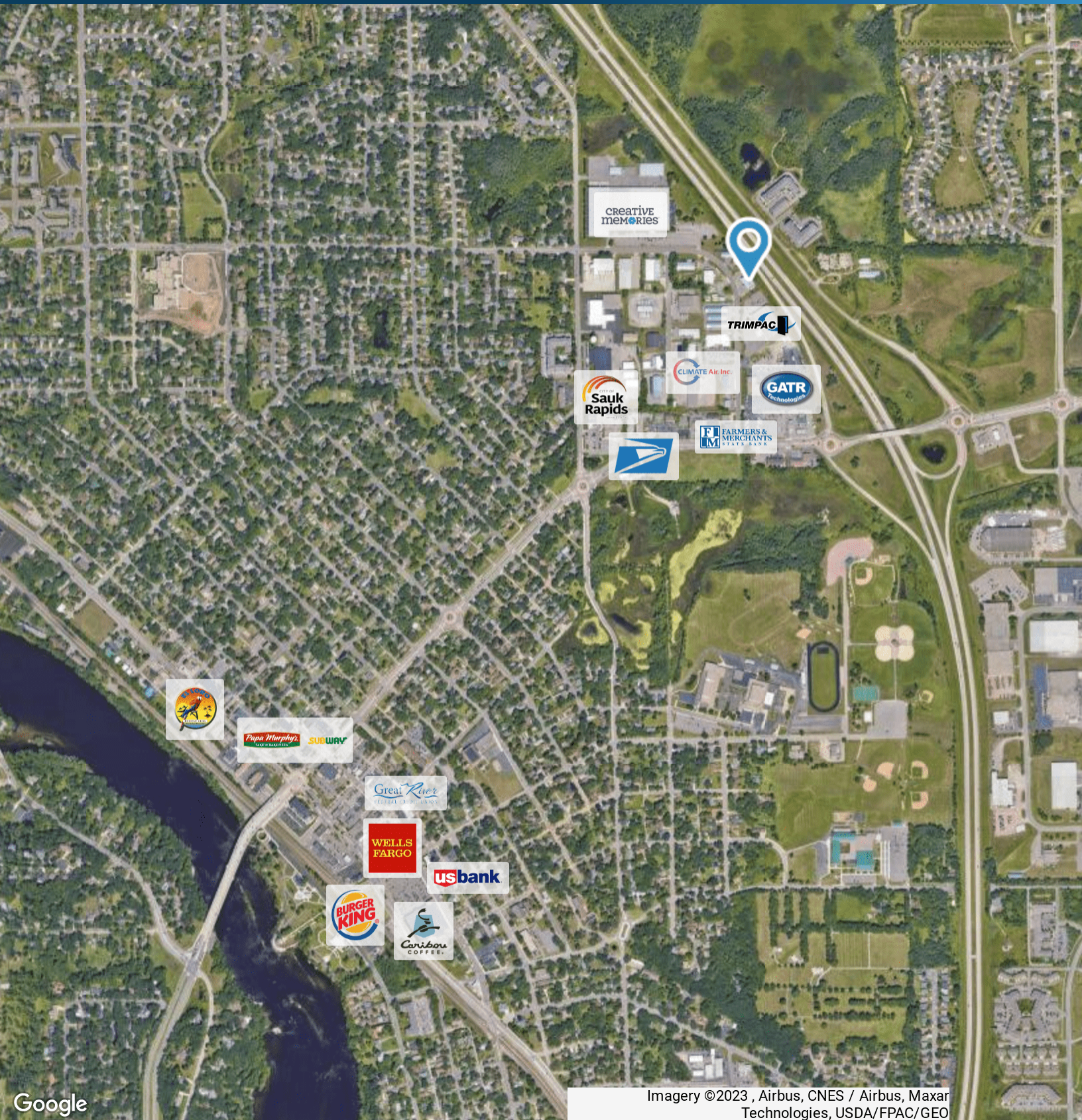
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