



HWY 23 LAND/DEVELOPMENT PROPERTY

4700 Quail Road | Sauk Rapids, MN 56379

FOR SALE/FOR LEASE

6.37 Acres



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FOR SALE/FOR LEASE | 6.37 ACRES

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PROPERTY SUMMARY

Sauk Rapids development land opportunity in a high-traffic, business-friendly corridor just off of Highway 23. This property offers 6.37 acres with an additional 2.65 acres to be developed. This property is just east of St. Cloud off of Highway 23 and is ideal for industrial, distribution, transportation, and more.

FOR SALE \$1.95/SF
FOR LEASE: Negotiable
(Build to suite available)

PROPERTY FEATURES

PRIMARY USE: Commercial or Industrial

PROPERTY DESCRIPTION: Excellent location for a variety of commercial uses. Additional 2.65 acres available with additional Highway 23 frontage.

LOCATION: Right off of Highway 23 in St. Cloud with visibility.
- Approximately 68 miles from the Twin Cities

VEHICLES PER DAY (VPD):
- HWY 23: 12,171

PROPERTY HIGHLIGHTS

6.37 ACRES

ADDITIONAL 2.65 ACRES AVAILABLE

PRIME VEHICLE PER DAY COUNTS

HIGH VISIBILITY

HIGHWAY 23 ACCESS



BEN COPPERTHITE

Real Estate Broker | 612.242.4869
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320.252.0404 | [RICEPROPERTIES.COM](https://www.riceproperties.com)

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