

HWY 23 INDUSTRIAL/WH

**3955 Shadowwood Drive NE
Sauk Rapids, MN 56379**

9,100 S.F. TOTAL

***+700 S.F. MEZZ**

* This is not included in the 9,100 SF

**ADDITIONAL 2,100 SF
AVAILABLE 3/1/25**



For more information, contact:

BEN COPPERTHITE

Real Estate Broker

612.242.4869

Ben.Copperthite@riceproperties.com

PROPERTY DESCRIPTION

Building is in excellent condition and suitable for a wide variety of users. Constructed in 2006, this wood frame building is highly efficient with A/C warehouse, steel roof, metal siding, vinyl insulated windows, insulated floor to ceiling, energy efficient lighting, multiple docks/drive in's and in-floor trench drains.

LOCATION

The Property has outstanding exposure and direct access to HWY 23. Just 2 miles east of HWY 10. Monumant signage on site.

HIGHLIGHTS

- Industrial Zoning
- 16' clear interior ceiling height
- A/C in mfg. area
- 1 14' loading dock w/ leveler
- 3 14' drive-in doors 2 w/openers
- Black top parking lot
- 2 Restrooms (1 with shower)
- No internal columns
- 5" Insulated flooring

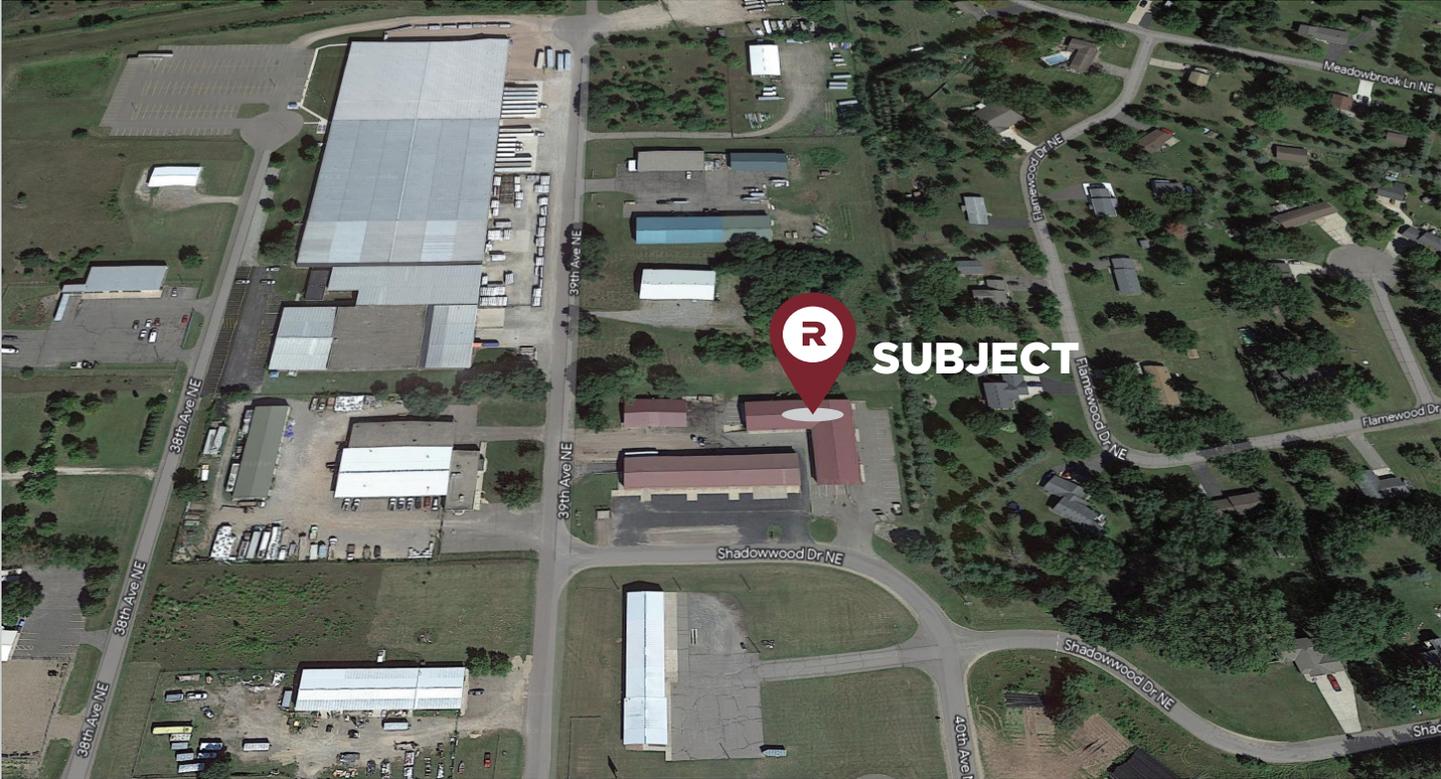
LEASE RATE

\$7.00 NNN

CAM/TAXES

\$1.98 + \$1.12 RE Taxes
(2024 ESTIMATE, DOES NOT INCLUDE UTILITIES)

PHOTO/LOCATION



FOR LEASE
Net Rate: \$7.00 | CAM: \$3.10

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HWY 23 INDUSTRIAL/WH
+/-9,100 SF AVAILABLE

3955 Shadowwood Drive
Sauk Rapids, MN 55428

INTERIOR VIEW



FOR LEASE
Net Rate: \$7.00 | CAM: \$3.10

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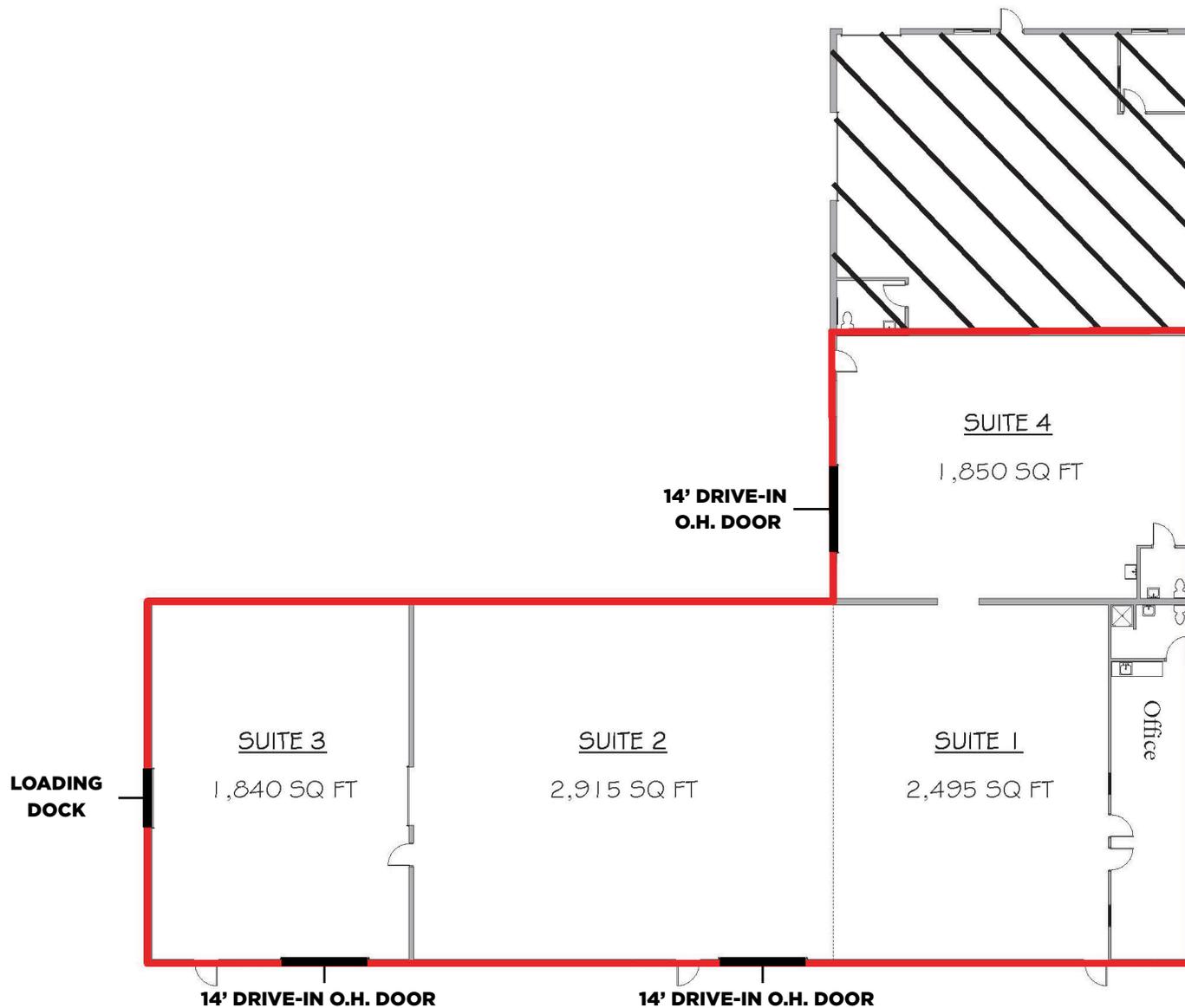
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FLOOR PLAN



FOR LEASE

Net Rate: \$7.00 | CAM: \$3.10

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