



For Sublease

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Wellson Group, Inc

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**1104 SE 8th St
Grand Rapids, MN**

Colliers and the Wellson Group are pleased to present this 67,000 SF industrial facility, located in Grand Rapids' industrial park, for sublease. Excellent for distribution or manufacturing, this facility provides strategically located industrial space for immediate occupancy.

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Accelerating success.

For Sublease

Property Highlights

Address: 1104 SE 8th St, Grand Rapids, MN 55744

Building SF: ±67,042 SF

Loading:

- 2 (8' x 8') docks high with levelers
- 2 (8' x 10') docks at mid high
- 1 (12' x 11') Drive in Ramp

Clear Height: 14' at Walls – 18' at Peak

Floor: Concrete

Parking: ±50

Utilities:

- Water and sewer – GRPU
- Electric – GRPU
- Natural Gas – MN Energy
- Phone – Paul Bunyan Communications

Heat/AC:

- Heat is provided by boilers (in floor heat)
- AC in office areas only (wall and ground mount units)

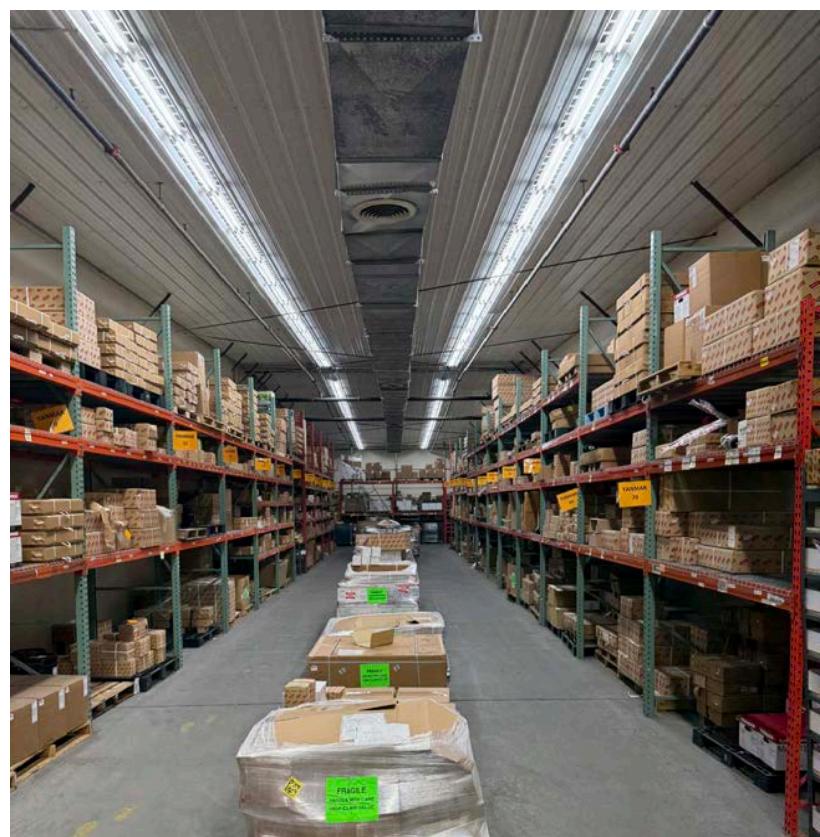
Sprinklered: 100% sprinklered

Lighting: Overhead (mix of LED & Fluorescent)

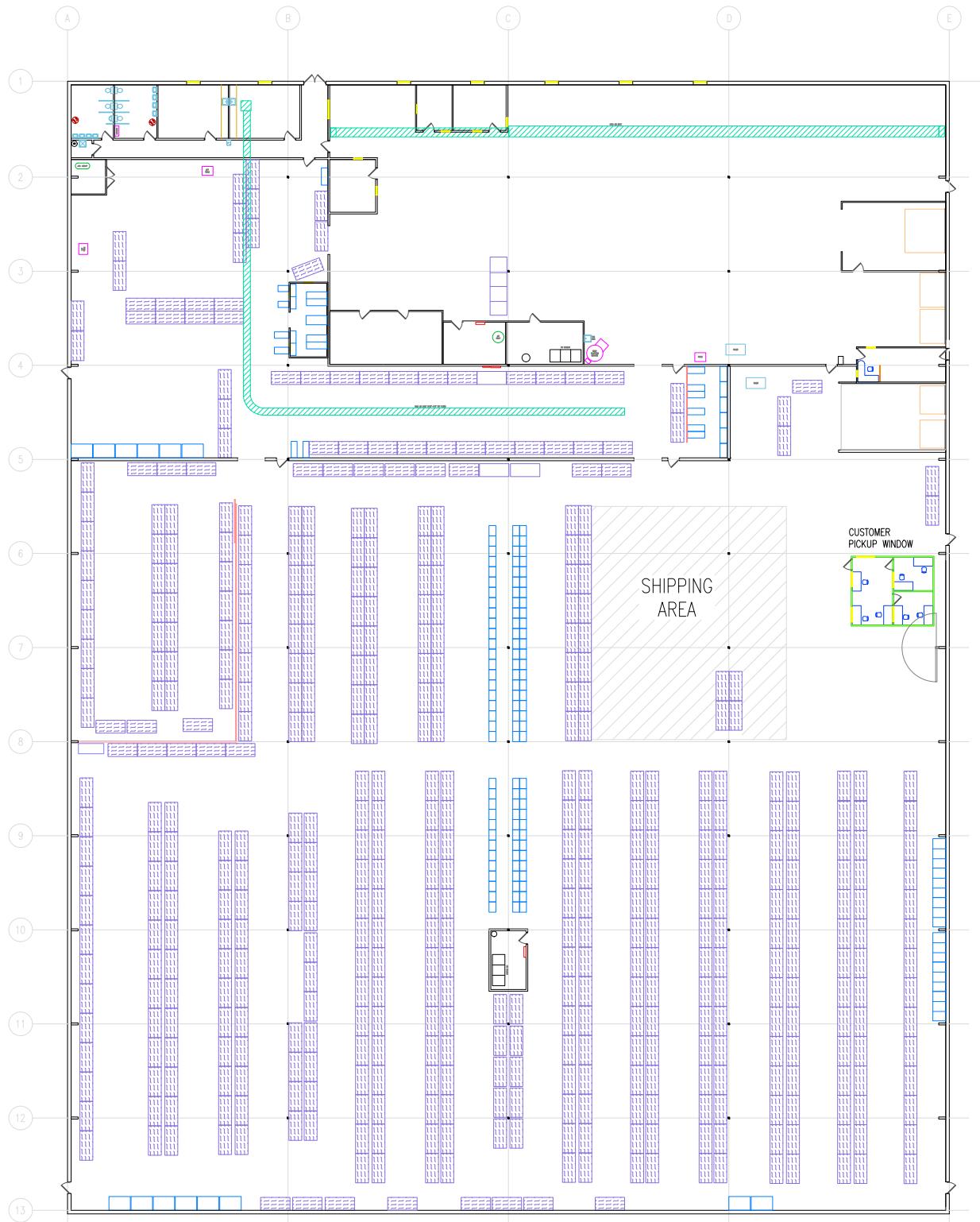
Sublease Rate: \$6.25/SF NNN



Property Photos



Floor Plan



Location Overview

Itasca County



45,582 (2025)

Population



66% of population
between ages 19-75

Workforce



\$67,220 (2025)

Median
Household
Income



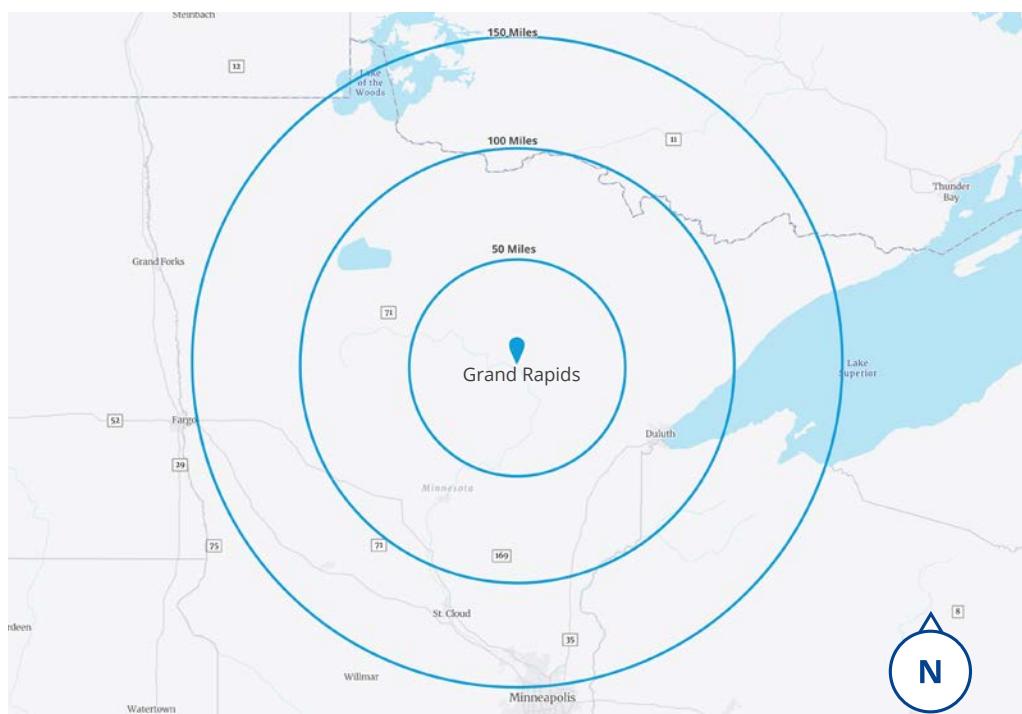
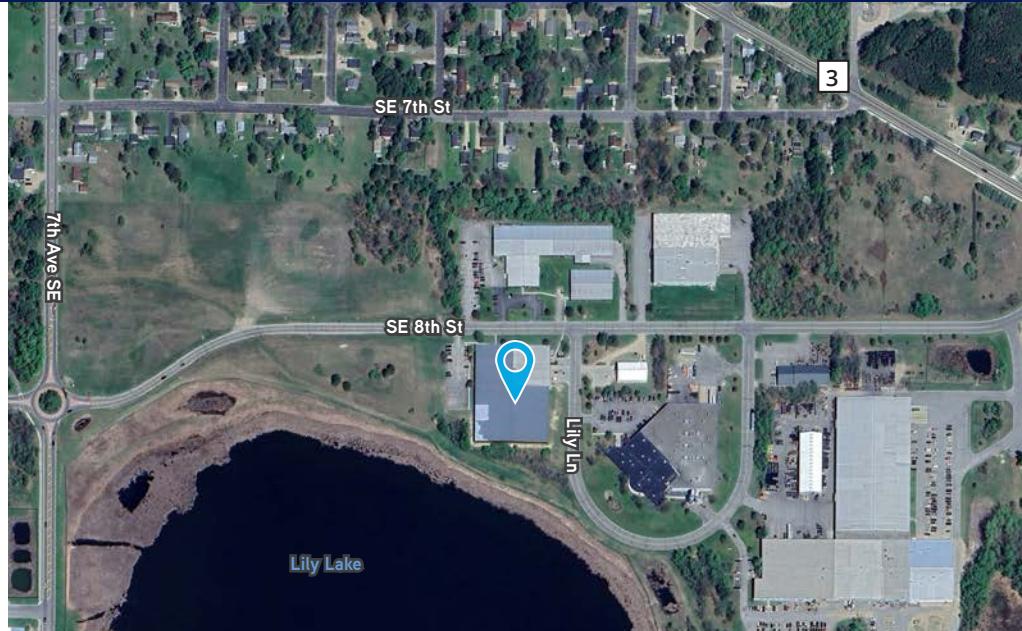
2,180 (2025)

Businesses

Web Links

[Itasca County](#)

[Grand Rapids, MN](#)



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