

# FOR SALE OR LEASE

## Finished Shop & Office on Highway 10



### OFFERING SUMMARY:

6225 Lark Rd NW Sauk Rapids, MN 56379

Sale Price: \$1,999,999 (\$66 per square foot)

Lease Price: \$8 per SF NNN basis

Total Size: 30,000 SF combination of office & shop

3 Acres of total land with highway visibility

Located on Highway 10 adjacent to Jack Frost

### Outline:

Parcel Real Estate is pleased to present the sale of 6225 Lark Rd NW in Sauk rapids. This single owner property was carefully developed over the years by a local well respected builder. This is a truly once in a life opportunity to buy a turn key finished shop & office that was built right. The interior finishes are top of the line and this building is sure to provide your company a good home for decades to come.

- 3,000 SF of finished office / showroom 3,000 SF unfinished
- 24,000 SF of 100% finished and heated shop areas.
- Ample land, outdoor storage & parking.
- Impressive interior finishes.
- Well maintained / single owner building.
- Visible to highway 10.
- 9+ drive in garage doors to access each area as a "bay"
- Full security (heat sensor, motion sensor, etc)

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### Description

Hard to find shop + office done right.

Turn key opportunity.

### Offering:

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### CONTACT:

**Sam Johnson**

sam@parcel.properties  
320-420-1177  
parcel.properties

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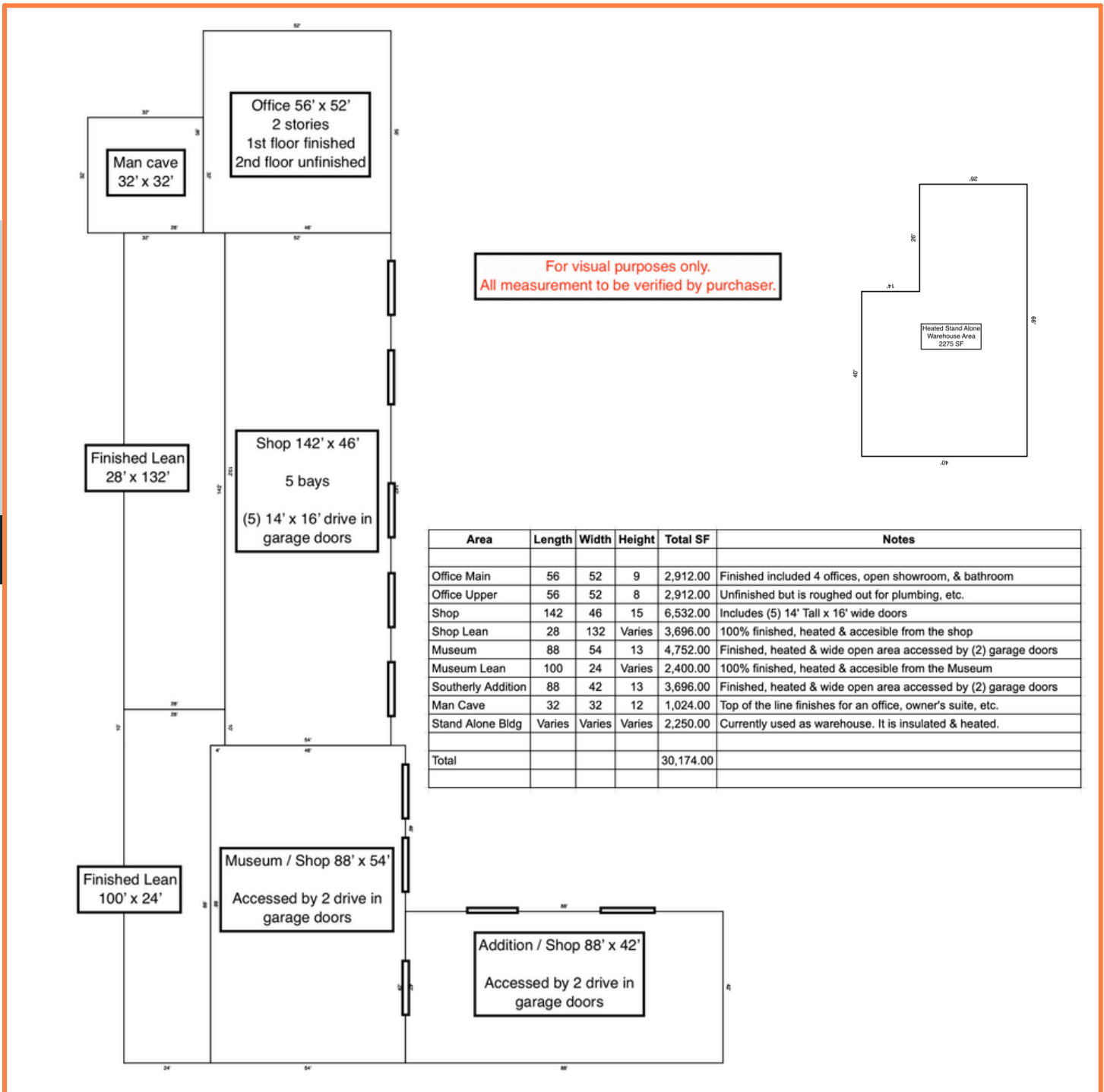
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### Floor Plan



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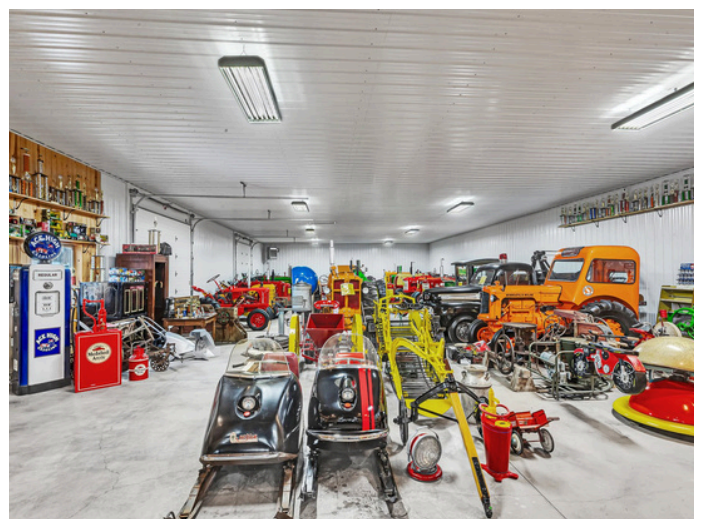
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