

Available For Sale or Lease

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1100 Stearns Dr
Sauk Rapids, MN 56379

Industrial For Sale or Lease
Sauk Rapids West – Industrial Campus

Available Space

- Suite 400: 60,000 sf (13'7" clear) – Available 7/1/25
- Suite 500: 67,200 sf (30' clear) – Available Immediately

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For Sale or Lease

Property Highlights

Address:	1100 Stearns Dr, Sauk Rapids, MN 56379
Total Building Size:	256,942 SF
Available SF:	127,200
Acreage:	24.60 Acres
Loading:	24 Docks / 4 Grade
Clearing Height:	30' - 13' 7"
Column Spacing:	30'x40'
Lighting:	LED Throughout
Heating:	Multiple overhead heating units
Suite 400:	HVAC
Power:	Multiple 3 phase/ 480V
Sprinkler:	Fully Sprinklered
Lease Rates (Net):	• Suite 400: \$5.00 PSF • 500: \$5.75 PSF
Estimated CAM:	\$1.59 PSF (Est 2024)
Sale Price:	\$12,750,000 or \$49.62 PSF



Site Aerial



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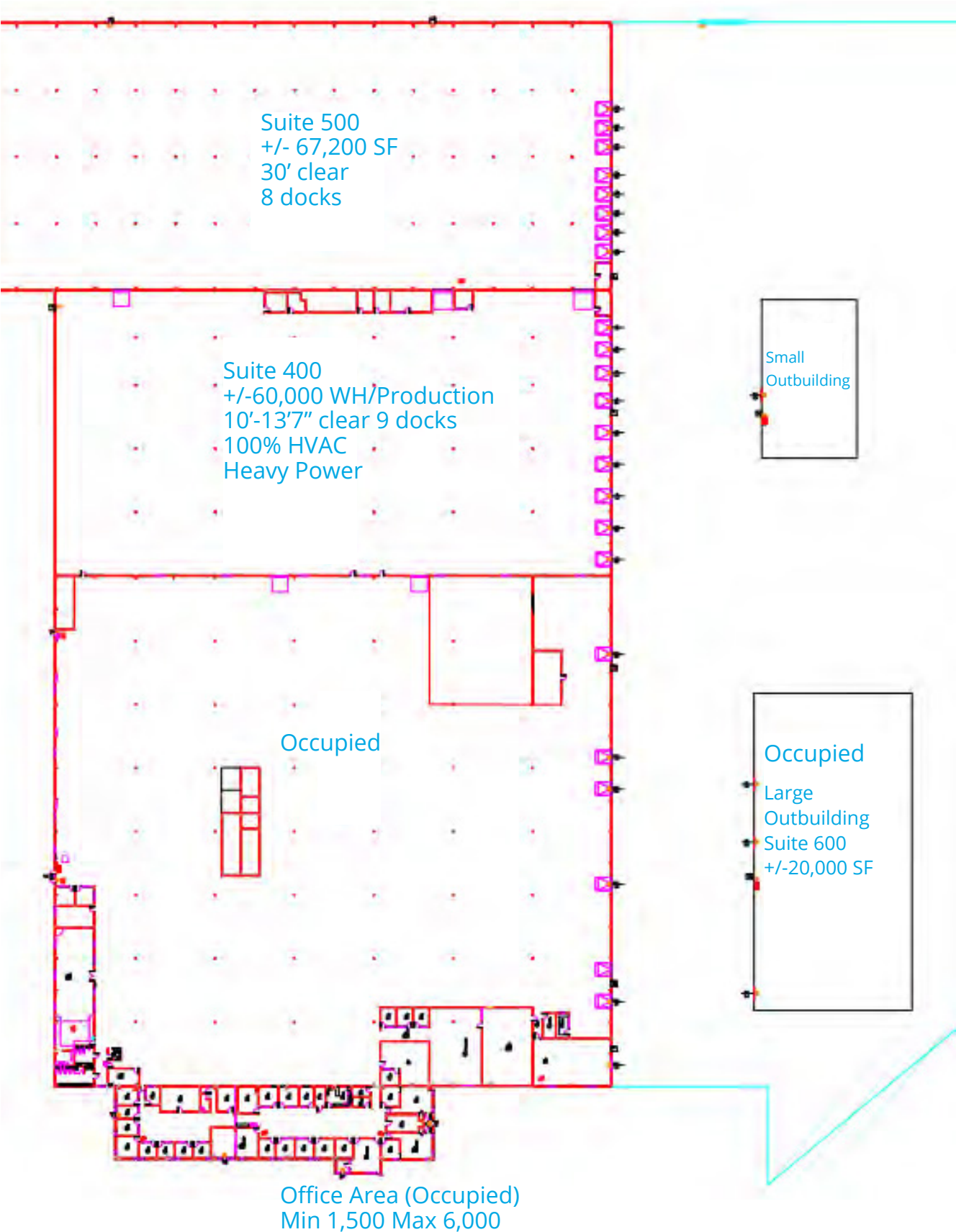
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Building Plans

Floor Plan



Property Photos



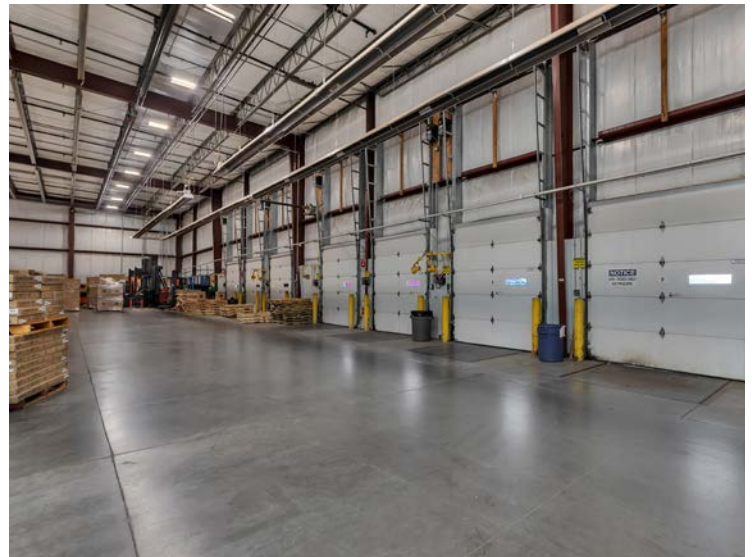
Suite 400



Suite 400



Suite 500



Suite 500



Property Photos



Location Overview

Benton County



Population

41,935 (2024)



Workforce

66% of population
between ages 19-75



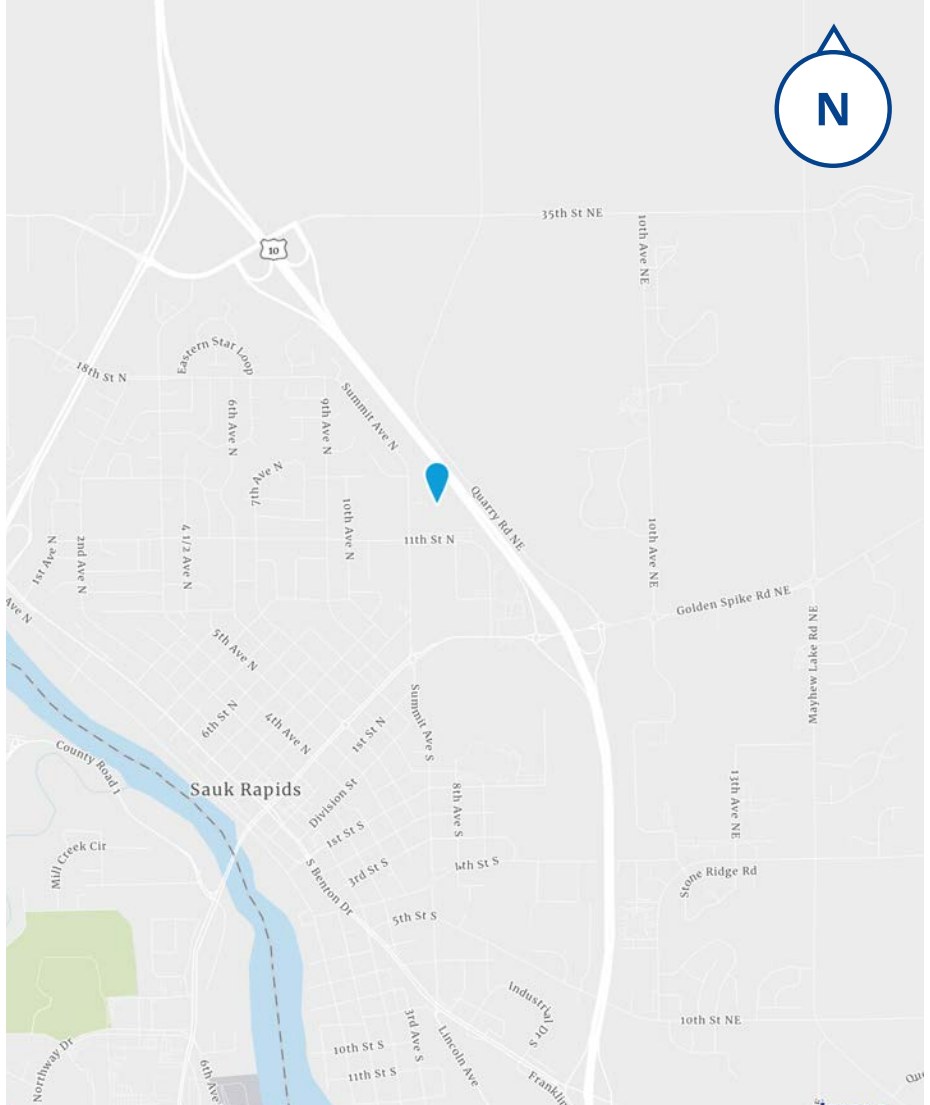
Median
Household
Income

\$74,919 (2024)



Businesses

1,364 (2024)



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