



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial Leaseback
Investment



SAUK RAPIDS

Sale/Leaseback Investment Opportunity

 10,200/sf 1.60 Acres
925 Industrial Drive, Sauk Rapids, MN 56379

 **Sales Price:** \$849,900



Doug Cook, Broker

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Sauk Rapids
Industrial Park



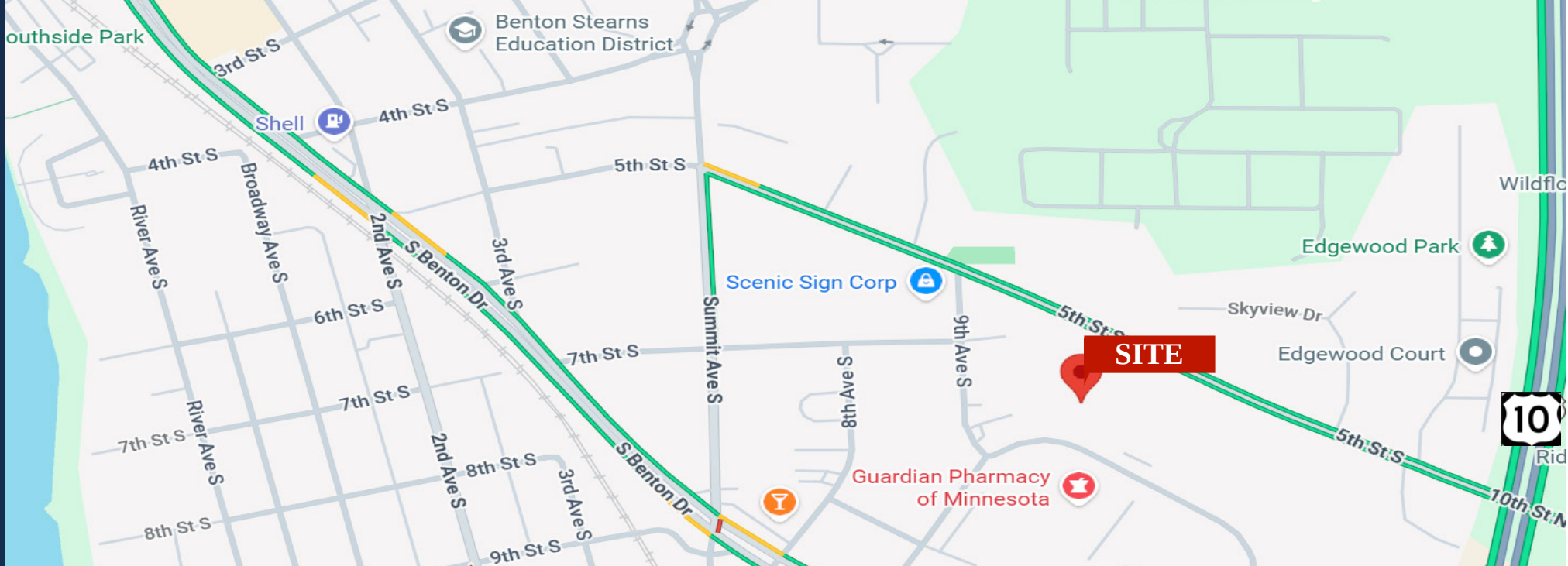
Convenient Access to
Hwy 10



Strong retail corridor
surrounded by established
tenants



Close to Downtown
Sauk Rapids



PROPERTY LOCATION

- * Located in Sauk Rapids Industrial Park
- * 1 Mile East of Hwy 10
- * 1.5 Miles SE of Downtown Sauk Rapids
- * Convenient Access to Hwy 10
- * Sartell and Greater St. Cloud, MN Area
- * Businesses in Area Include:
National Caseworks, Coborns - Sauk Rapids, Ichor Systems,
Rice Companies, M&K Truck Centers, Sports Arena East,
Oxygen Service Company, Benton County Fairgrounds,
Jimmy's Pour House, Millerbernd Circular Products and more.

TRAFFIC COUNTS - 2025

- * S. Benton Drive - 5,578 VPD
- * Summit Avenue - 2,901 VPD



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PROPERTY OVERVIEW

925 Industrial Drive, Sauk Rapids MN

Sales Price
\$849,900.00
Leaseback - NNN

Building Size	10,200/sf
Acres	1.60
County	Benton
PID	19.03125.00
2026 Taxes	\$21,772.00
Zoning	C-3 Industrial
Built	1998
No. Floors	One
Tenant	Single
Parking Spaces	Fifteen (15)

PROPERTY OVERVIEW

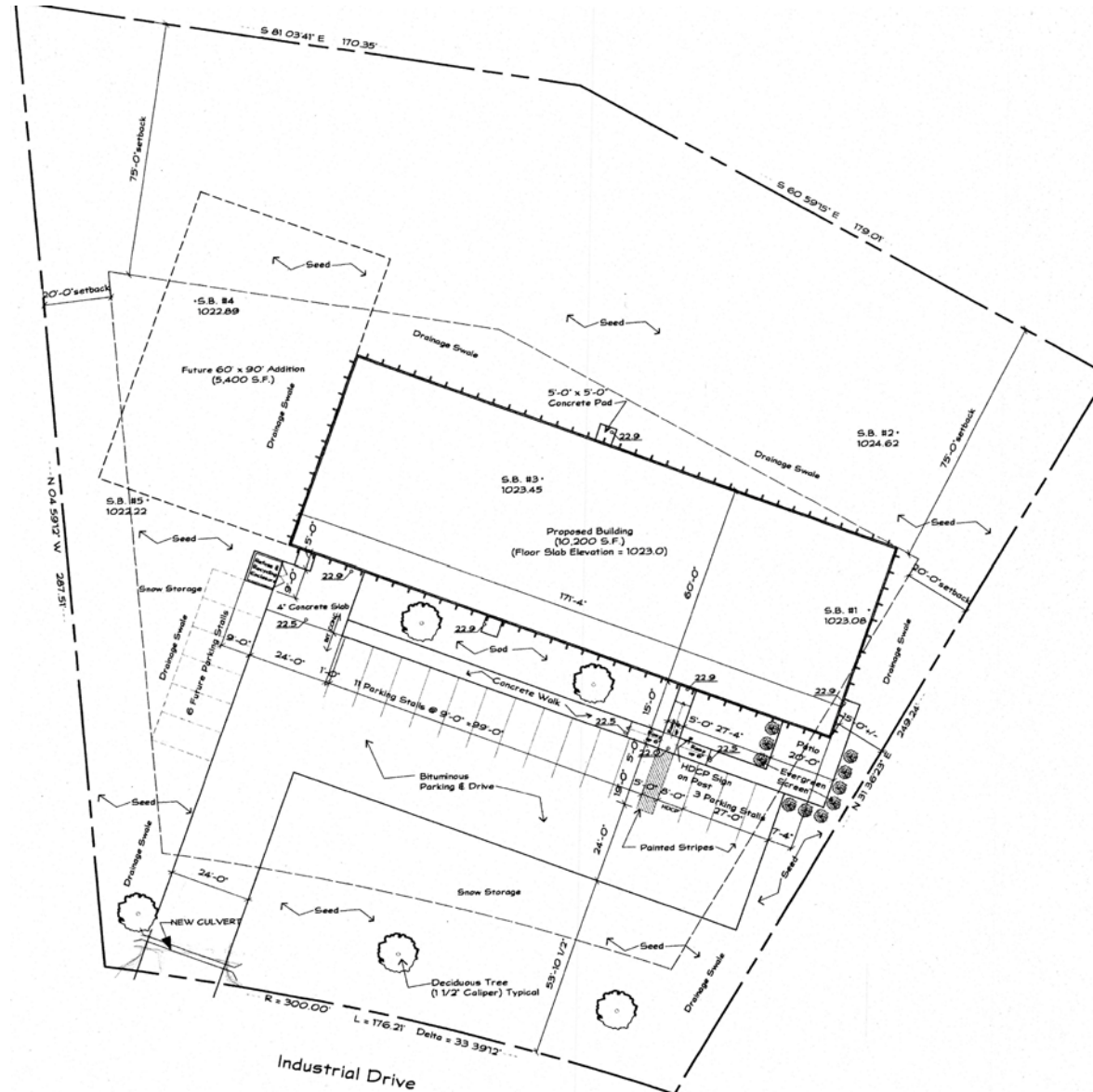
Industrial sale-leaseback investment opportunity featuring a 10,200-square-foot, single-story precast concrete facility situated on 1.60 acres within the Sauk Rapids Industrial Park.

The property is occupied by an operating metallurgical testing laboratory and offers a functional combination of commercial office, warehouse/manufacturing, and laboratory space. Interior amenities include a reception area, spacious conference room, break room, and two restrooms.

Located approximately one mile east of Highway 10, the property provides convenient access to Sauk Rapids, Sartell, and the greater St. Cloud area. Building features include a clear-span interior, 3-phase electrical service, one 10-foot-by-10-foot drive-in overhead door, approximately 12-foot clear height, and 15 on-site parking spaces.

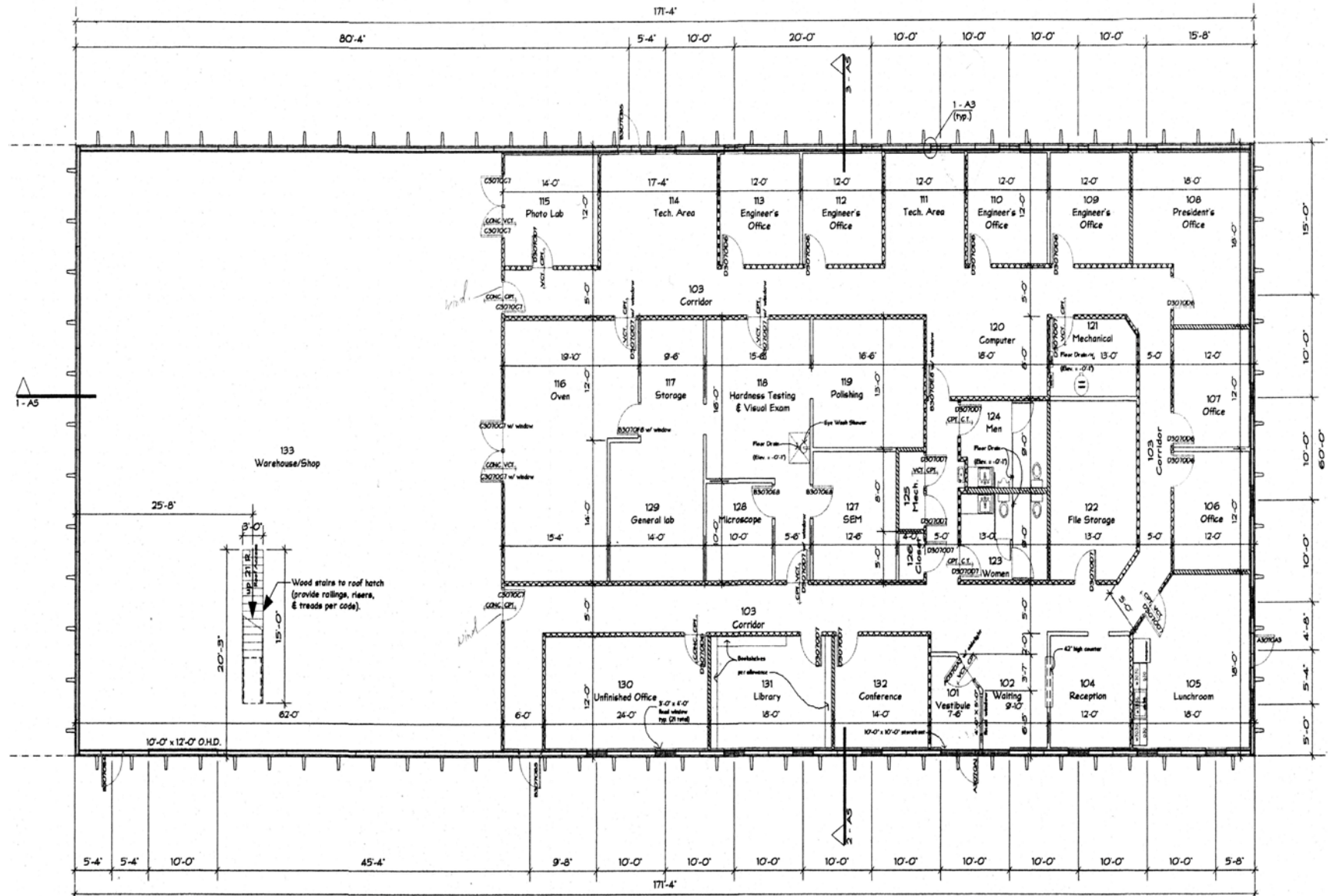
The NNN sale-leaseback is part of the owner's planned retirement and orderly business transition, allowing the operating company to remain in place and maintain continuity of operations. Based on the negotiated lease terms, the investment is expected to generate a capitalization rate in excess of 8%.

SITE PLAN



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FLOOR PLAN



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INTERIOR



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SHOP



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EXTERIOR



- * Electrical 3-Phase
- * One (1) Overhead Drive-In Door 10' x 10'
- * Clear Height 12'
- (No Column Spacing - Concrete Precast/Clear-Span)