
SHADOWWOOD WAREHOUSE

3955 Shadowwood Drive NE | Sauk Rapids, MN 56379



GROSS LEASE | NEGOTIABLE

11,200 SF TOTAL

785 SF FINISHED | 10,415 SF WHSE

+700 SF MEZZ



PROPERTY HIGHLIGHTS

- No internal Columns
- Low maintenance roof and siding (steel)
- \$25,000 spent in 2023 on upgrades
- LED lighting in warehouse areas
- Numerous exterior windows in offices
- Well maintained
- A/C in mfg. area
- 2 miles east of the new HWY 23 and HWY 10 interchange
- Existing LARGE pylon signage
- Floor drains



GROSS LEASE | NEGOTIABLE PRICE | 9,350 SF

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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 flammable waste traps with in-floor trench drains.

PRIMARY USE: Industrial or manufacturing

BLDG. SIZE: 11,200 square feet
(not including +-700 square feet mezzanine)

LAND SF: Approximately 43,586 square feet (1 acre)

ZONING: I-1

PARKING LOT: 20 spaces

BUILDING CONSTRUCTION: Wood frame with steel siding and roof

PROPERTY ID NUMBERS: 09.01298.00

FIBER OPTICS: Yes

CLEAR HEIGHT: 16'

DOCK DOORS: 2 (both with levelers)

DRIVE-IN DOORS: 3

FLOOR CONSTRUCTION: 5 inch insulated concrete slab on grade

POWER: 3 phase power 480/240/120 volt

OCCUPANCY: 20%

TOTAL AVAILABLE SF: 9,350 (7,250 SF Contiguous)



CONTACT

320.257.5400
RICEPROPERTIES.COM

BEN COPPERTHITE

Rice Real Estate Broker | 612.242.4869
Ben.Copperthite@riceproperties.com



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SITE LOCATION

Aerial View



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PROPERTY LOCATION

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



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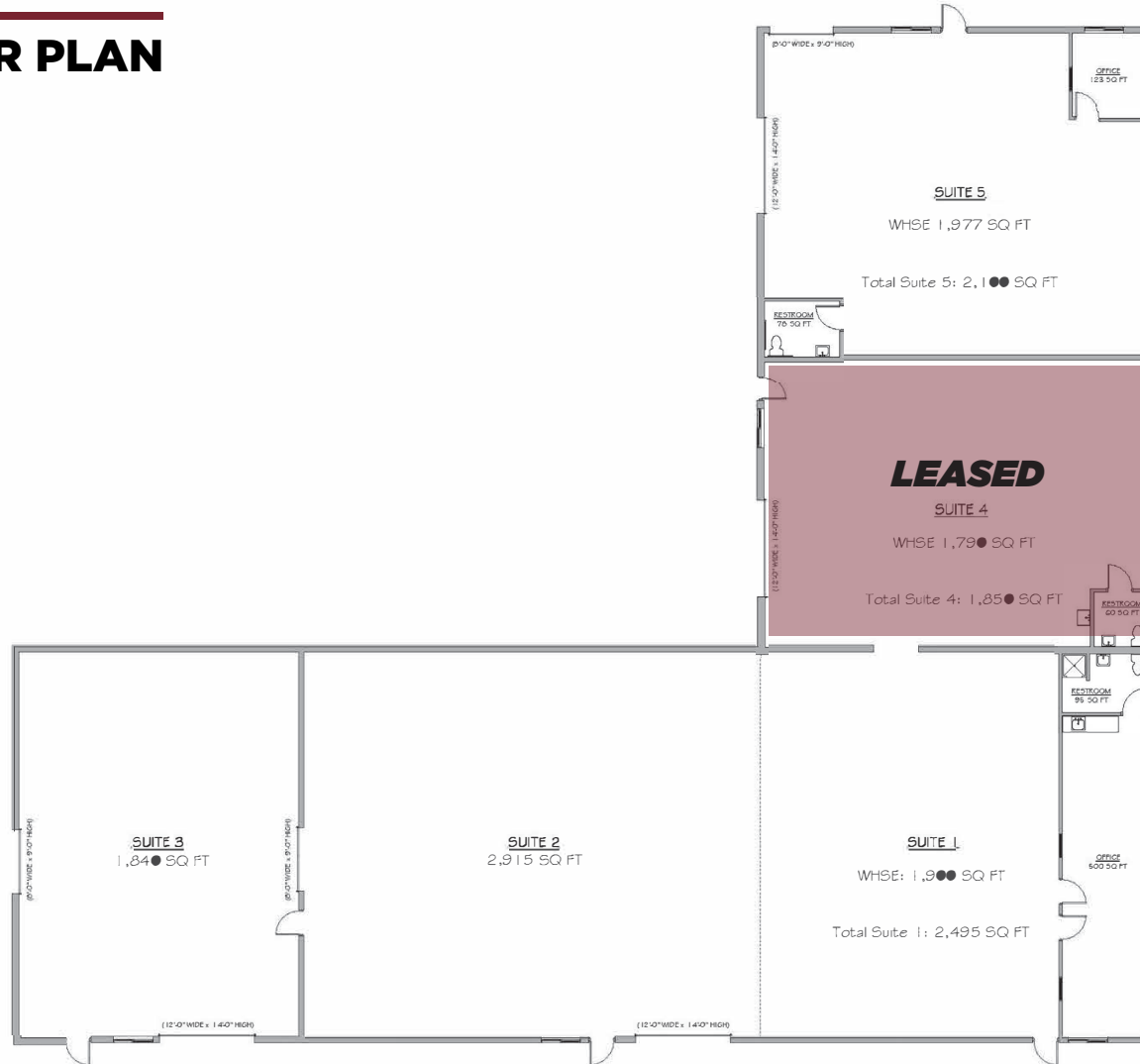
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PROPERTY FLOOR PLAN



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