

## HWY 23 INDUSTRIAL/WH

**3955 Shadowwood Drive NE  
Sauk Rapids, MN 56379**

**650 S.F. FINISHED  
8,450 S.F. WHSE**

**9,100 S.F. TOTAL  
\*+700 S.F. MEZZ**



For more information, contact:

**BEN COPPERTHITE**

Real Estate Broker

612.242.4689

Ben.Copperthite@riceproperties.com

### 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.

### LOCATION

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

### HIGHLIGHTS

- Industrial Zoning
- 16' clear interior ceiling height
- A/C in mfg. area
- 1 14' loading dock w/ leveler
- 3 14' drive-in doors 2 w/openers
- Black top parking lot
- 2 Restrooms (1 with shower)
- No internal columns
- 5" Insulated flooring
- Floor drains with flammable waste traps

### LEASE RATE

\$7.00 NNN

### CAM/TAXES

\$2.98 (2023 ESTIMATE, DOES NOT INCLUDE UTILITIES)

## PHOTO/LOCATION



# FOR LEASE

Net Rate: \$7.00 | CAM: \$2.98

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**HWY 23 INDUSTRIAL/WH**  
+/-9,100 SF AVAILABLE

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## INTERIOR VIEW



**FOR LEASE**

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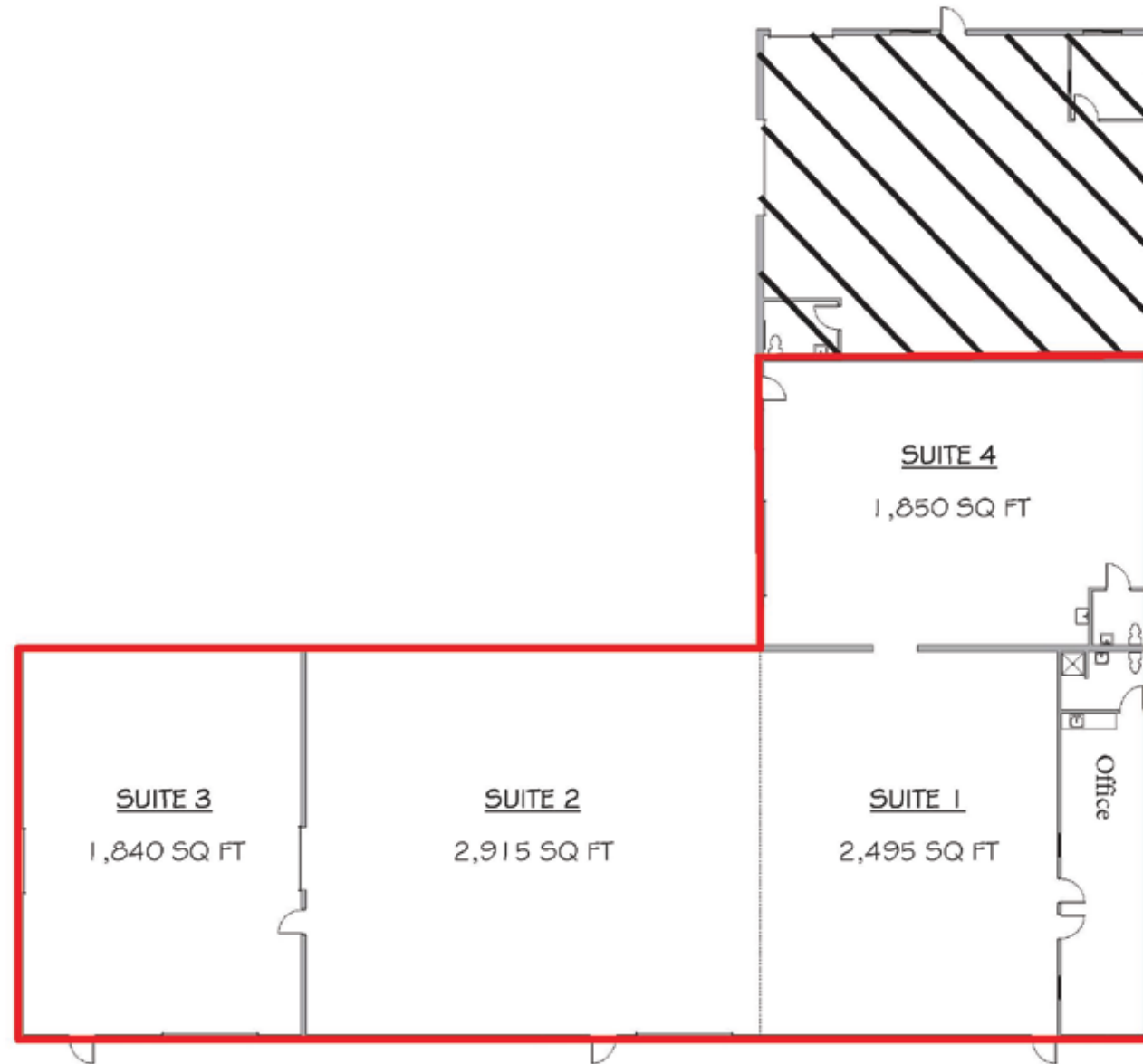
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## FLOOR PLAN



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