

# INVESTMENT OPPORTUNITY

500 Sundial Drive  
Waite Park, MN 56387

20,286 Total Square Feet  
3.10 Acres



**RICE**  
REAL ESTATE  
SERVICES



**Sale Price: \$1,895,000**

## PROPERTY DESCRIPTION

20,286 sf Industrial/Flex property.  
Situated on 3.10 acres is available for Sale.  
Building consists of 5,706 sf showroom/office and  
14,580 sf warehouse/industrial space.

## PROPERTY LOCATION

Located in Waite Park, MN with central access in St. Cloud metro area by State Highways 15 and 23 and Division Street.

## INVESTMENT HIGHLIGHTS

- 7 Year Initial Lease Term Effective October 1, 2023
- 3% Annual Increases
- Corporate Guarantee
- Estimated 2024 NOI greater than \$142,000 annually
- NN Lease



## FOR MORE INFO:

[RICEPROPERTIES.COM](https://www.riceproperties.com) | 320.252.0404

We obtained the information above from sources we believe to be reliable. However, we do not claim to make a guarantee, warranty or representation about such information. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## CONTACT:

**BEN COPPERTHITE**

Real Estate Agent | Business Broker

Mobile: 612.242.4869

[ben.copperthite@riceproperties.com](mailto:ben.copperthite@riceproperties.com)

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## PROPERTY HIGHLIGHTS

- Butler Building built in 2017 (+/- 14,580 SF)
- 24'+ Ceiling height, no columns
- 100% Climate-controlled facility
- 3 Phase electrical
- LED Lighting
- 3.10 Acres (Approximately 1 acre fenced in)
- 80 + Surface stall parking
- Centrally located



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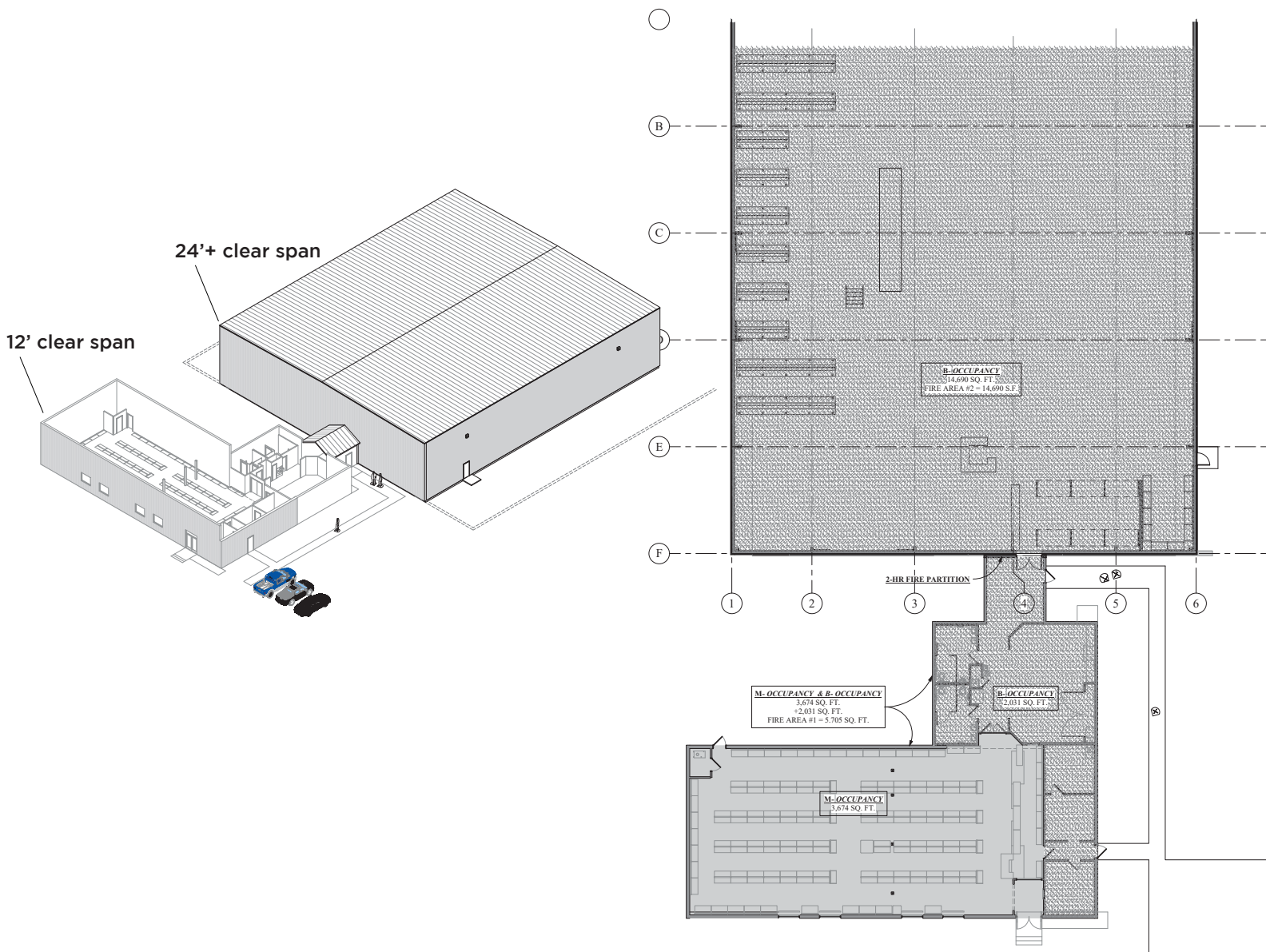
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# RICE

## REAL ESTATE SERVICES



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