

**FOR LEASE | \$8.50 - \$10.50 PSF  
NNN**



## Conveniently Located at Hwy 10 in Sauk Rapids

Enjoy this high visibility, conveniently located building fronting the heavily traveled Benton Drive South in Sauk Rapids.

- Suite 420 (2,772 SF) high visibility corner suite with light from two sides. Three offices and front area is open and waiting your specific needs.
- Suite 421 (2,912 SF) fully finished with offices and an abundance of open area. Ability to add a warehouse drive in door.
- Ability to combine Suites 420 and 421 for over 5,600 SF on the corner of the building.
- Conveniently located near the intersection of Hwy 10 and Benton Drive South in Sauk Rapids.
- Semi-private glass vestibules.
- Attractive monument signage and ample parking.
- CAM 2021 Estimate - \$3.86 PSF includes real estate tax.



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## Floor Plan & Aerial



This information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Granite City Real Estate LLC guarantees the accuracy of such information.