



Colliers

Available
For Lease

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1600 Utica Avenue S, Suite 300
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P: +1 952 897 7700

1100 Stearns Dr
Sauk Rapids, MN 56379

Industrial For Lease

Creative Memories Industrial Campus

Available Space

- Suite 400: 60,000 sf
- Suite 500: 67,200 sf
- Suite 600: 20,000 sf

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Accelerating success.

For Lease

Property Highlights

Address:	1100 Stearns Dr, Sauk Rapids, MN 56379
Total Building Size:	256,942 SF
Available SF:	147,200
Acreage:	24.60 Acres
Loading:	24 Docks / 4 Grade
Clearing Height:	30' - 13' 7"
Column Spacing:	30'x40'
Lighting:	LED Throughout
Heating:	Multiple overhead heating units
Suite 400:	HVAC
Power:	Multiple 3 phase/ 480V
Sprinkler:	Fully Sprinklered
Lease Rates (Net):	<ul style="list-style-type: none">• Suite 400: \$4.25 PSF• 500: \$5.75 PSF• 600: \$5.00 PSF
Estimated CAM:	\$2.15 PSF (Est 2024)



Site Aerial



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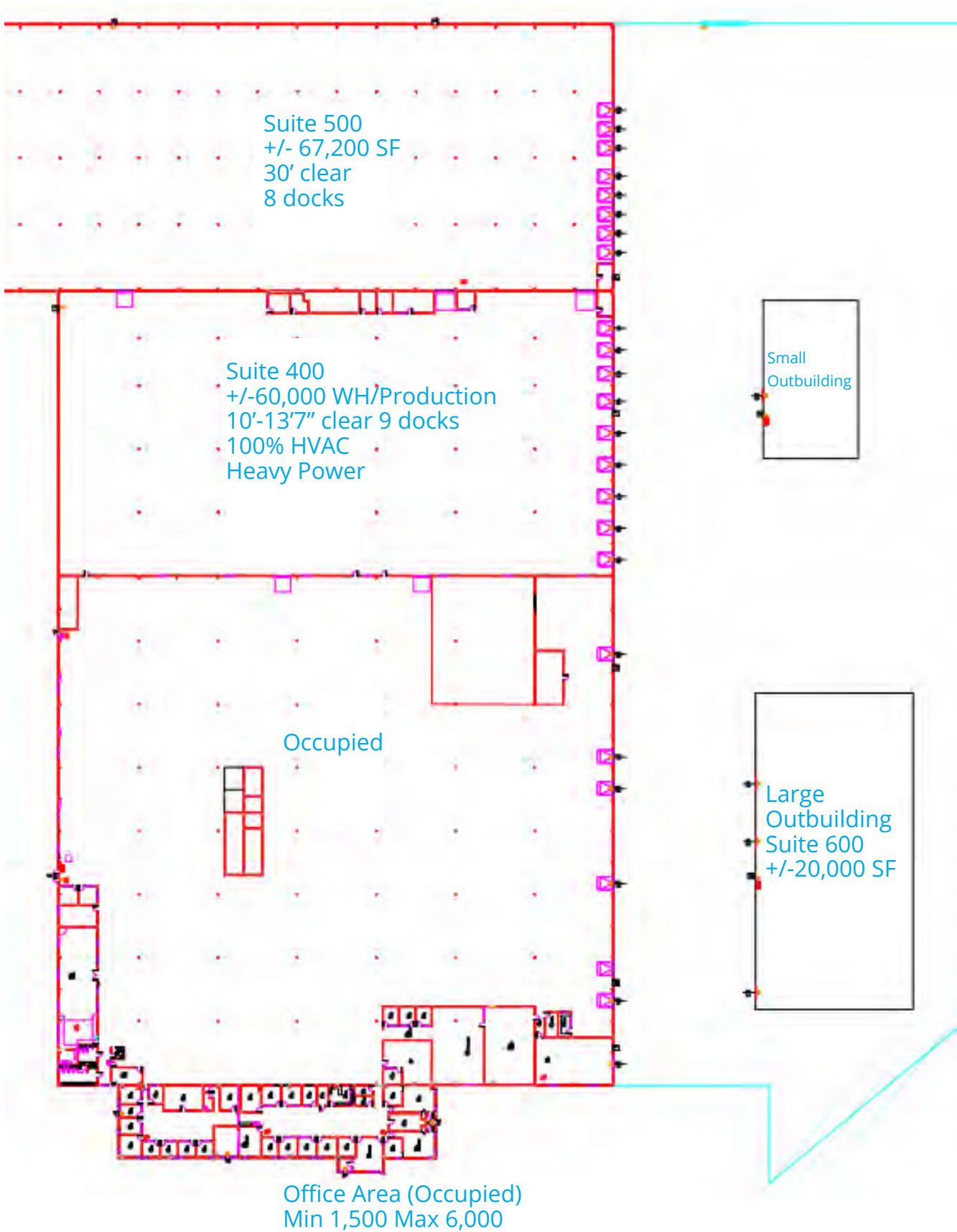
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Building Plans

Floor Plan



Property Photos



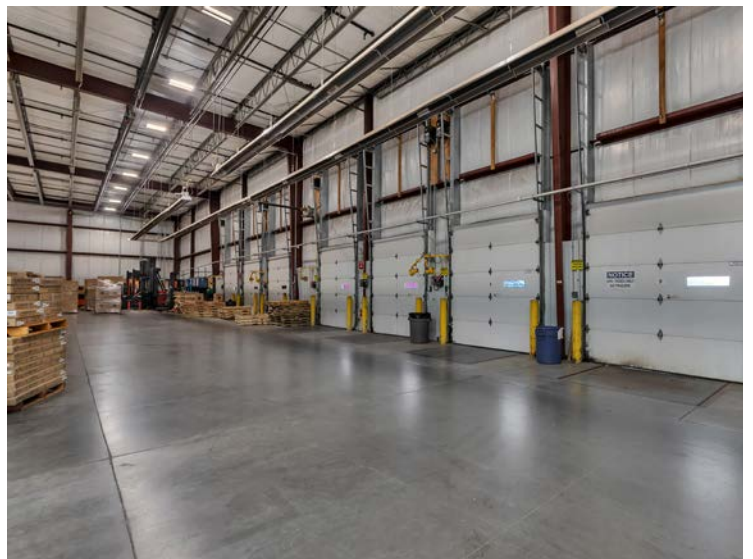
Suite 400



Suite 400



Suite 500



Suite 500



Property Photos



Location Overview

Benton County



42,184 (2023)

Population



68% of population
between ages 19-75

Workforce



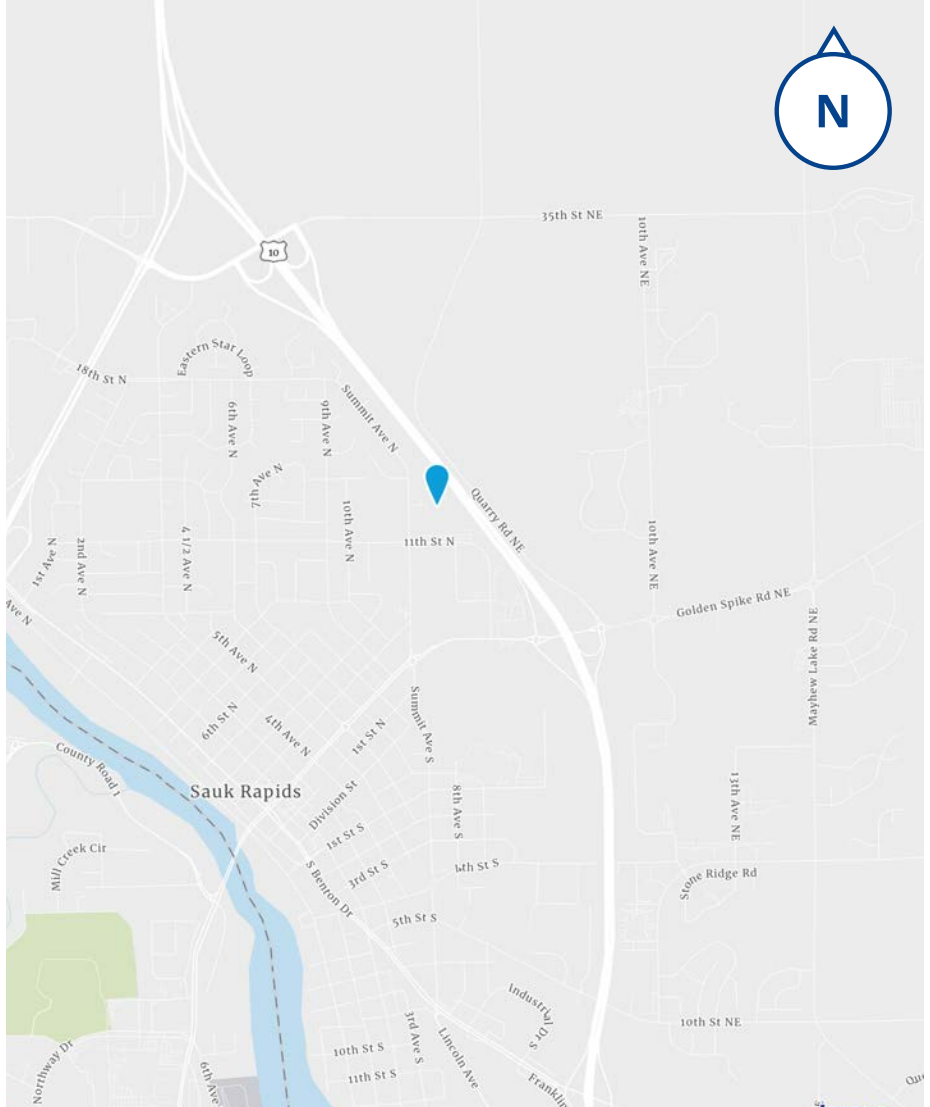
\$66,590 (2023)

Median
Household
Income



1,352 (2023)

Businesses



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