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| Building Type: | Industrial |
| Available SF: | 122,880 |
| Total SF: | 122,880 |
| Last Updated: | Jul 14, 2025 |

Realtor/Owner Contact

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Property and Area Description

Inventure Real Estate is pleased to present to qualified investors this single tenant, NNN leased industrial property located in Sauk Rapids, MN (St. Cloud MSA). The property features a NNN lease with Pinnacle Climate Technologies, a leading manufacturer/distributor of heating, ventilation and cooling products with a multitude of different applications. This facility is comprised of 122,880 SF of production/distribution/assembly space and is Pinnacles only such facility, which means this is a mission critical asset to the company and is essential to their operation. With extra land to expand the building by up to 115,000 SF of additional space, this property is set for years to come. Manufacturing companies flourish in the St. Cloud region in part, because the access to talent is unmatched within the state of Minnesota. Both St. Cloud Technical & Community College and St. Cloud State University offer technician programs in manufacturing and engineering, electrical engineering, material science, statistical process control, FANUC robotics, and more. As one of Minnesotas fastest-growing metropolitan areas, St. Cloud has the talent and resources businesses need to innovate, expand, and thrive in a rapidly changing technology economy. More specifically, Sauk Rapids has developed a reputation in the business community of being very judicious in the attraction and retention of businesses within their city. According to the St. Cloud Economic development authority, St. Cloud has two times the national average concentration of CNC machining jobs in addition to 20% lower cost of living. This is a recipe for a manufacturing haven and gives great stability to businesses that operate here. In addition, the Sauk Rapids School District recently passed a referendum for a new sports stadium and ECCE center to be built close by. Hold

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Xcel

Property Images

