



FOR LEASE

I-94 DISTRIBUTION CENTER

22000 INDUSTRIAL BLVD | ROGERS, MN 55374

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22000 INDUSTRIAL BLVD | ROGERS, MN 55374

 **TRANSWESTERN®**

706 Second Ave S
Suite 100
Minneapolis, MN 55402

T 612.343.4200
F 612.343.4201
www.transwestern.com



BUILDING FEATURES

- Building Size: 297,756 SF
- Net Rates:
Office: \$9.50 PSF
Warehouse: \$4.50 PSF
- 2021 Estimated Tax/CAM:
\$2.21 PSF Tax
\$0.73 PSF CAM
\$2.94 PSF Total
- Clear Height: 24'
- Year Built: 1993, expansion in 1998
- Column Spacing: 42' x 38'
- Fire Protection: ESFR
- Power: 6000 AMP, 480/277 Volt, 3-Phase

VACANCY INFORMATION

Available with 45 day notice

Available Space:

Suite 350

Office: 462 SF
Warehouse: 21,614 SF
Total SF: 22,464 SF

Loading:

3 loading docks
1 drive-in

VACANCY INFORMATION

Available for immediate occupancy

Available Space:

Suite 600

Office: 3,241 SF
Warehouse: 28,241 SF
Total SF: 31,662 SF

Loading:

4 docks with pit levelers
1 drive-in

PROPERTY HIGHLIGHTS

- Rogers is the #1 fastest growing city in Minnesota with 66% population growth since 2010
- 30% of Rogers employment base is within the Manufacturing and Wholesale Trade industries
- Over 95,000 Vehicles Per Day along I-94
- Unbeatable access to I-94 within ½ mile of the property
- Within 9.5 miles and a 9 minute drive to the 494/694 loop

Nate Erickson, CCIM

612.359.1657

nate.erickson@transwestern.com

Alex Baron

612.359.1658

alex.baron@transwestern.com

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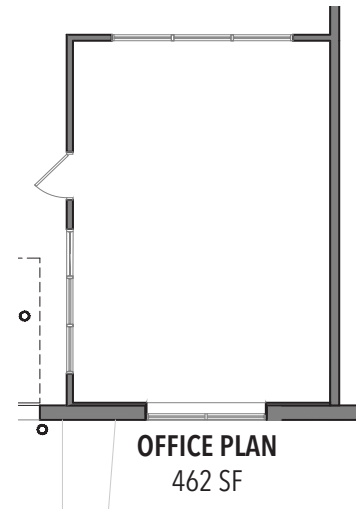
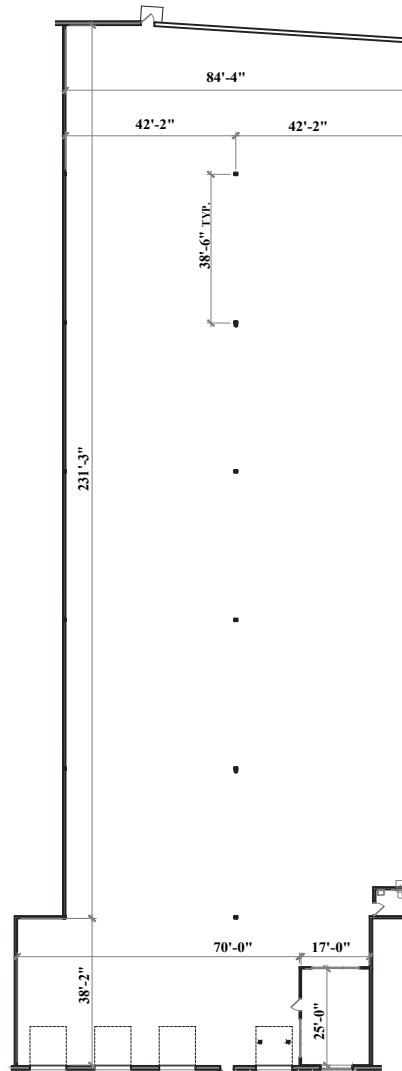
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SUITE 350
22,464 SF

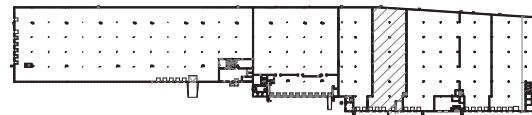


OFFICE PLAN
462 SF

SUITE PLAN

| | |
|------------|-----------|
| Office: | 462 SF |
| Warehouse: | 21,614 SF |
| Total SF: | 22,464 SF |

Building Key Plan:



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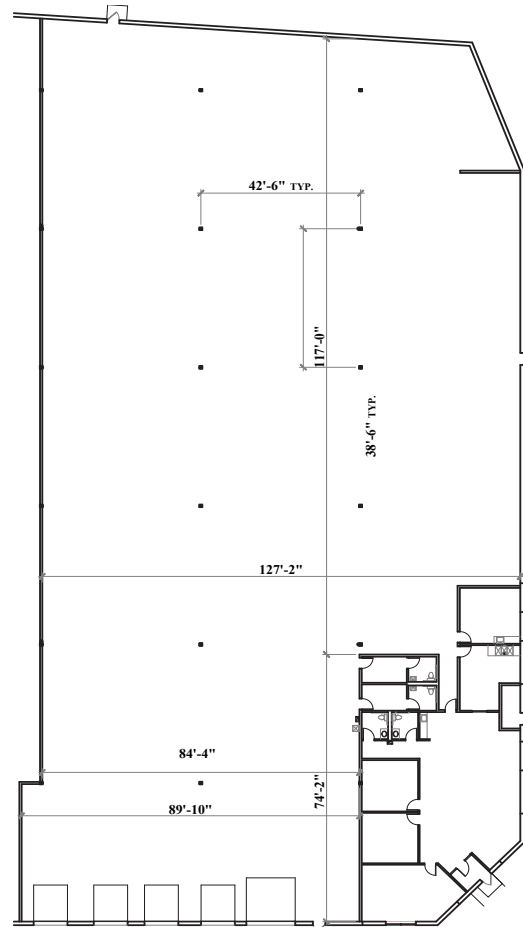
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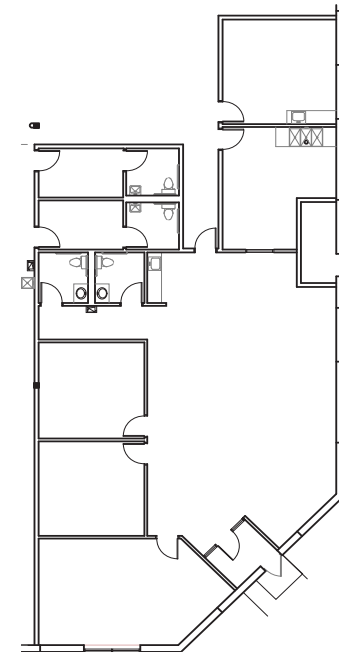
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SUITE 600
31,662 SF



SUITE PLAN

Office: 3,241 SF
Warehouse: 28,241 SF
Total SF: 31,662 SF



OFFICE PLAN
3,241 SF

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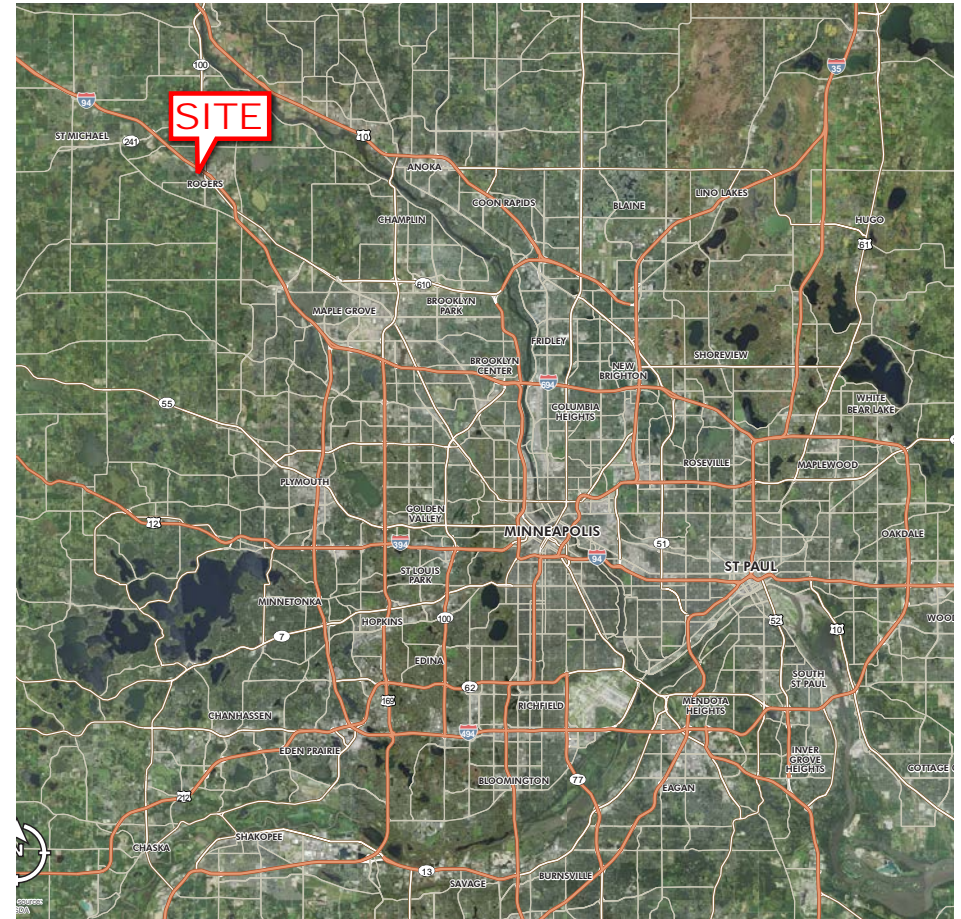
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