

**285,582 SF  
SPACE FOR LEASE**



**20000 S DIAMOND  
LAKE ROAD  
ROGERS, MN**

# **ROGERS LOGISTICS CENTER**

**mdh CBRE**

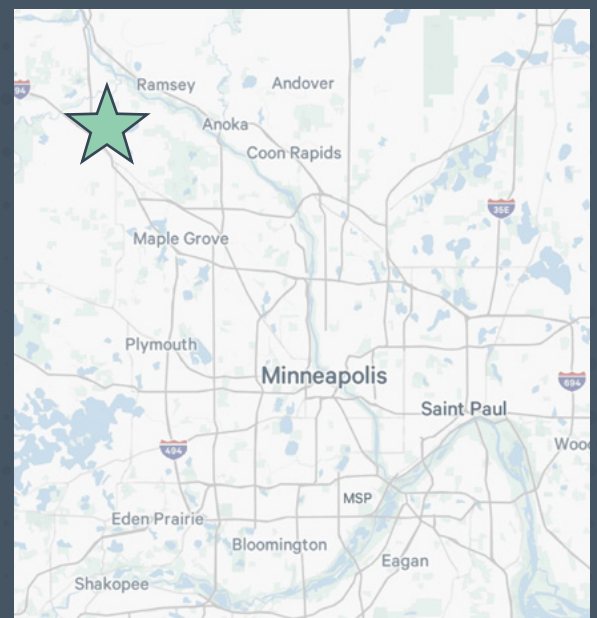




## 20000 S Diamond Lake Road | Rogers, MN

H I G H L I G H T S

- **Class A facility with easy access to Interstate 94 via Hwy 101.**
- **Conveniently located in Diamond Lake Industrial Park.**
- **Class A office area with 10' ceilings, conference room, open area and privates, deluxe lunchroom, lockers, restrooms and elevator.**
- **Excellent 32' facility well equipped for warehousing or manufacturing.**
- **Large 146' deep loading area.**



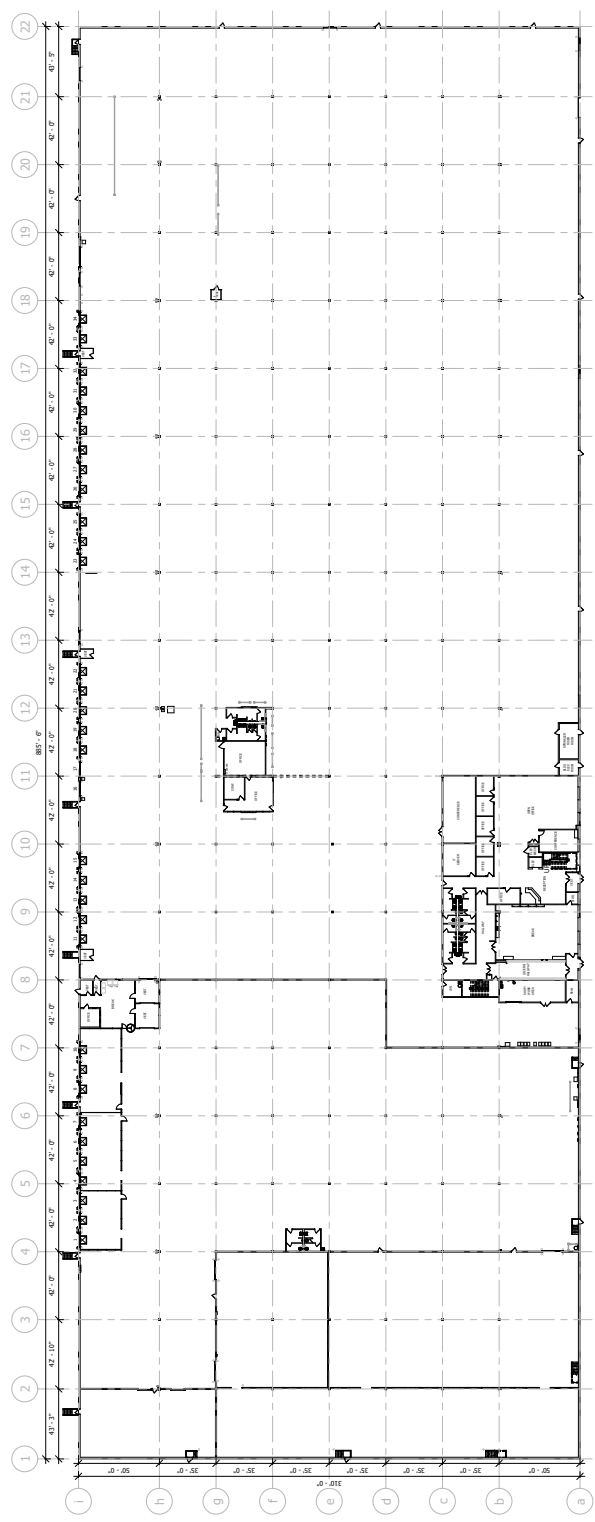
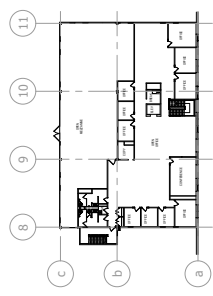


# BUILDING SPECIFICATIONS

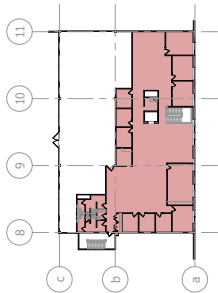
Spec Type	Spec Details
Total Building SF	285,582
Available SF (Available Immediately)	<u>285,582 SF Total</u> 10,074 SF 1st Floor Office 264,431 SF 1st Floor Warehouse 6,849 SF 2nd Floor Office 4,228 SF 2nd Floor Warehouse
Loading	32 fully equipped dock doors ; 1 oversized drive in
Year Built	2005
Clear Height	32'
Sprinkler	ESFR
Auto Parking	215 spaces
Lot Size	15.2 acres
Building Depth	310'
Column Spacing	42' x 35', 50' speed bay
Bay Size	Approximately 13,000 SF
Truck Court Depth	146'
Lighting	T-5
Power	277/480V, 2000A
Rental Rates	Negotiable
2025 Tax/Ops	\$2.75 PSF RE Tax <u>\$0.87 PSF Est CAM</u> \$3.62 PSF Total



# FLOOR PLAN

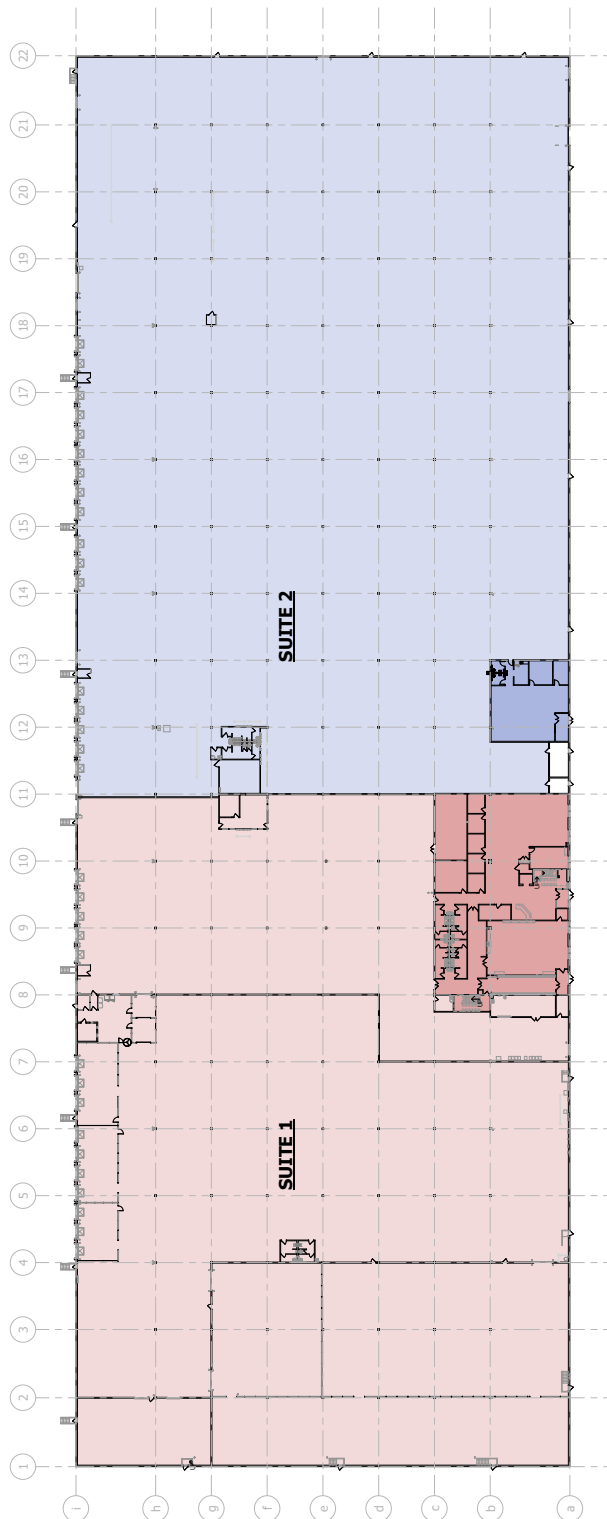


# CONCEPT 1



**1** 119,703 SF Warehouse  
10,986 SF Office - 1st  
6,292 SF Office - 2nd  
136,981 SF Total

**2** 140,830 SF Warehouse  
2,541 SF Office - 1st  
143,371 SF Total

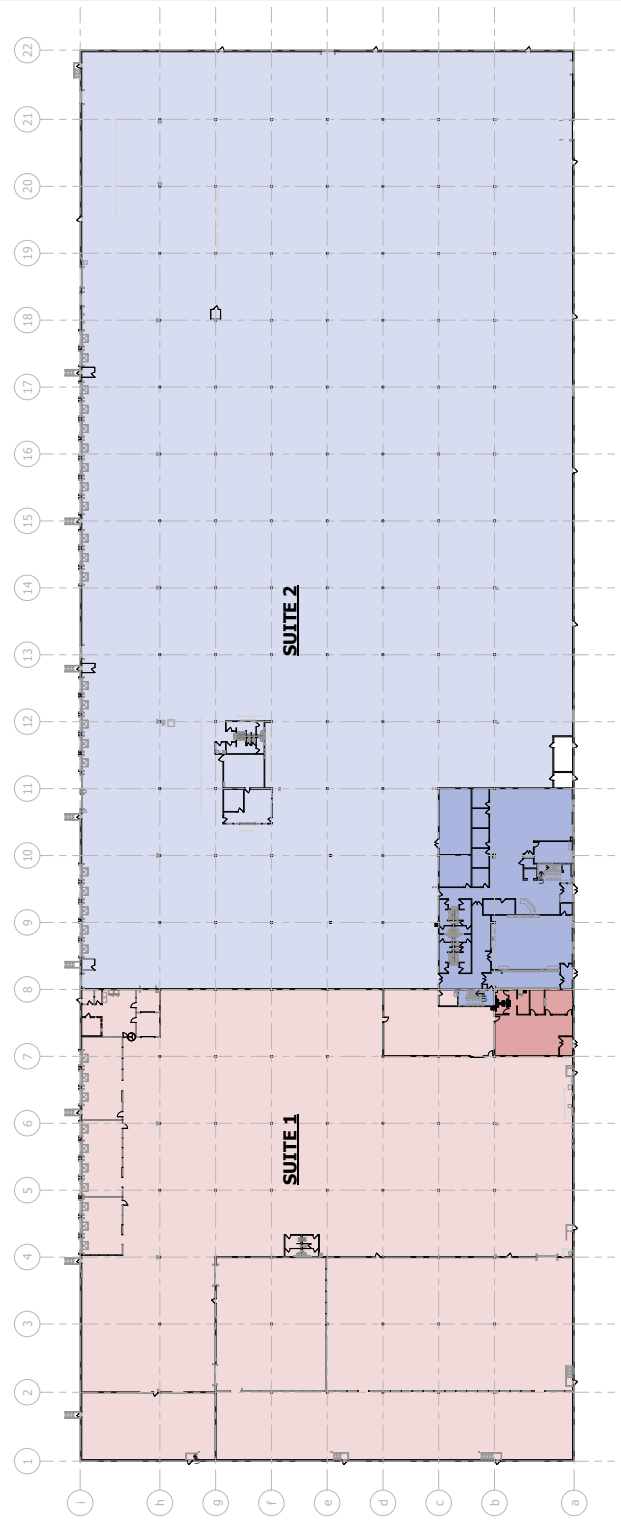
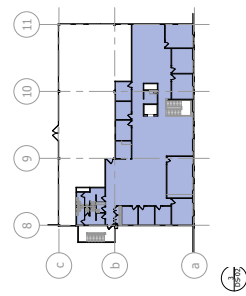


# CONCEPT 2



**1** 89,481 SF Warehouse  
2,084 SF Office  
91,565 SF Total

**2** 171,509 SF Warehouse  
10,986 SF Office - 1st  
6,292 SF Office - 2nd  
188,787 SF Total





# AMENITY MAP







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LAKE ROAD  
ROGERS, MN

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