

285,582 SF  
SPACE FOR LEASE



20000 S DIAMOND  
LAKE ROAD  
ROGERS, MN

ROGERS LOGISTICS  
CENTER

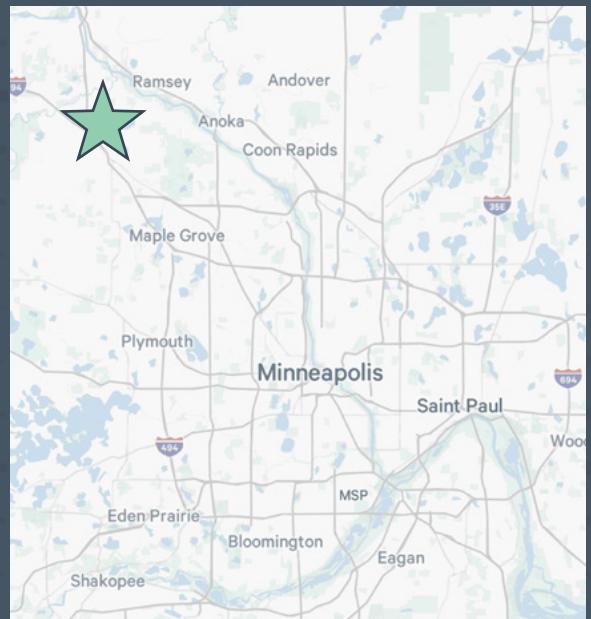
mdh **CBRE**



## 20000 S Diamond Lake Road | Rogers, MN

H I C 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 private, deluxe lunchroom, lockers, restrooms and elevator.
- Excellent 32' facility well equipped for warehousing or manufacturing.
- Large 146' deep loading area.

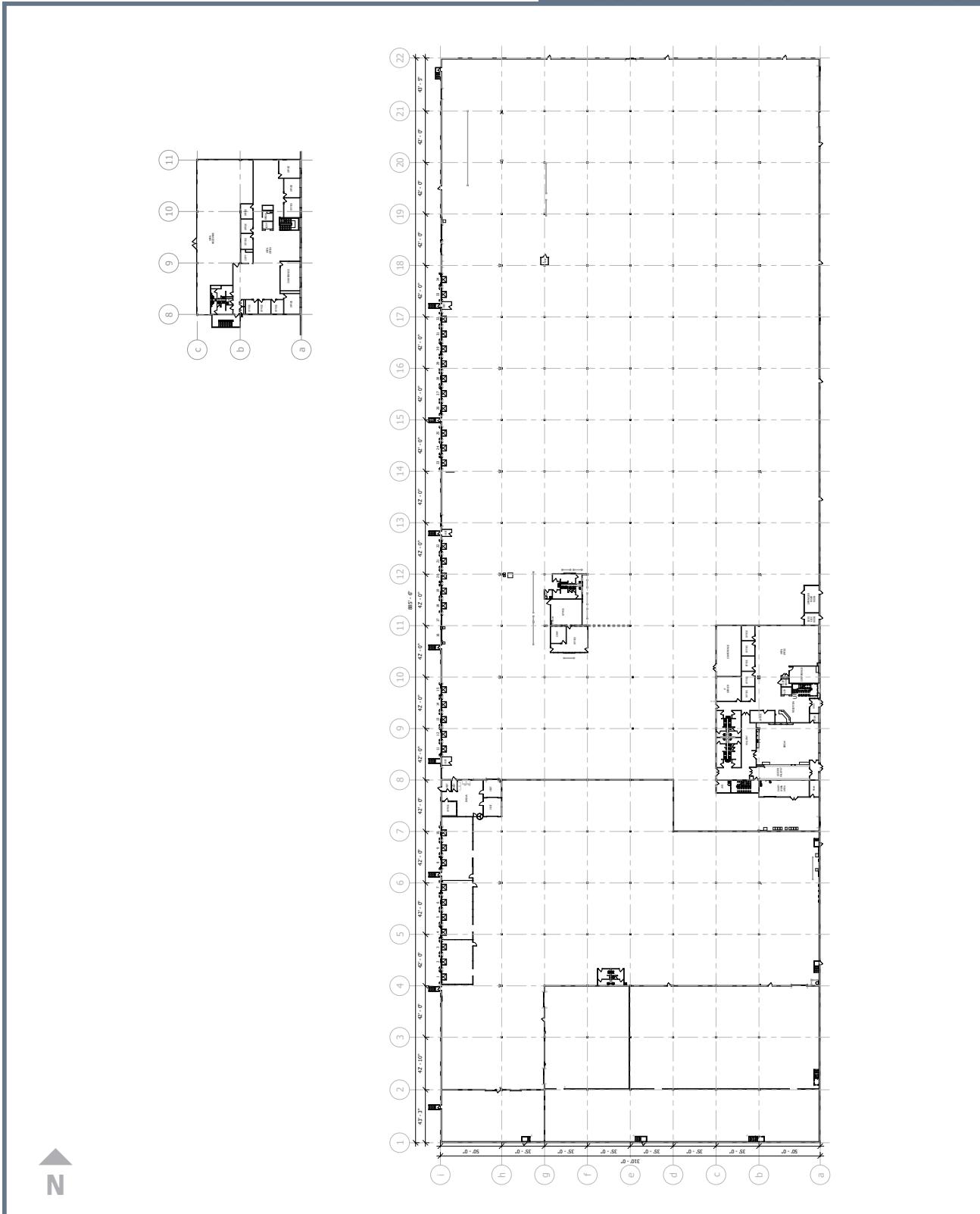


# BUILDING SPECIFICATIONS

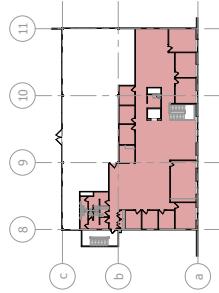
Spec Type	Spec Details
Total Building SF	285,582
Available SF (Available Immediately)	<p><u>285,582 SF Total</u></p> <p>10,074 SF 1st Floor Office 264,431 SF 1st Floor Warehouse 6,849 SF 2nd Floor Office 4,228 SF 2nd Floor Warehouse</p>
Loading	32 fully equipped dock doors ; 1 oversized drive in
Year 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	<p>\$2.75 PSF RE Tax <u>\$0.87 PSF Est CAM</u> \$3.62 PSF Total</p>



# FLOOR PLAN



# CONCEPT 1

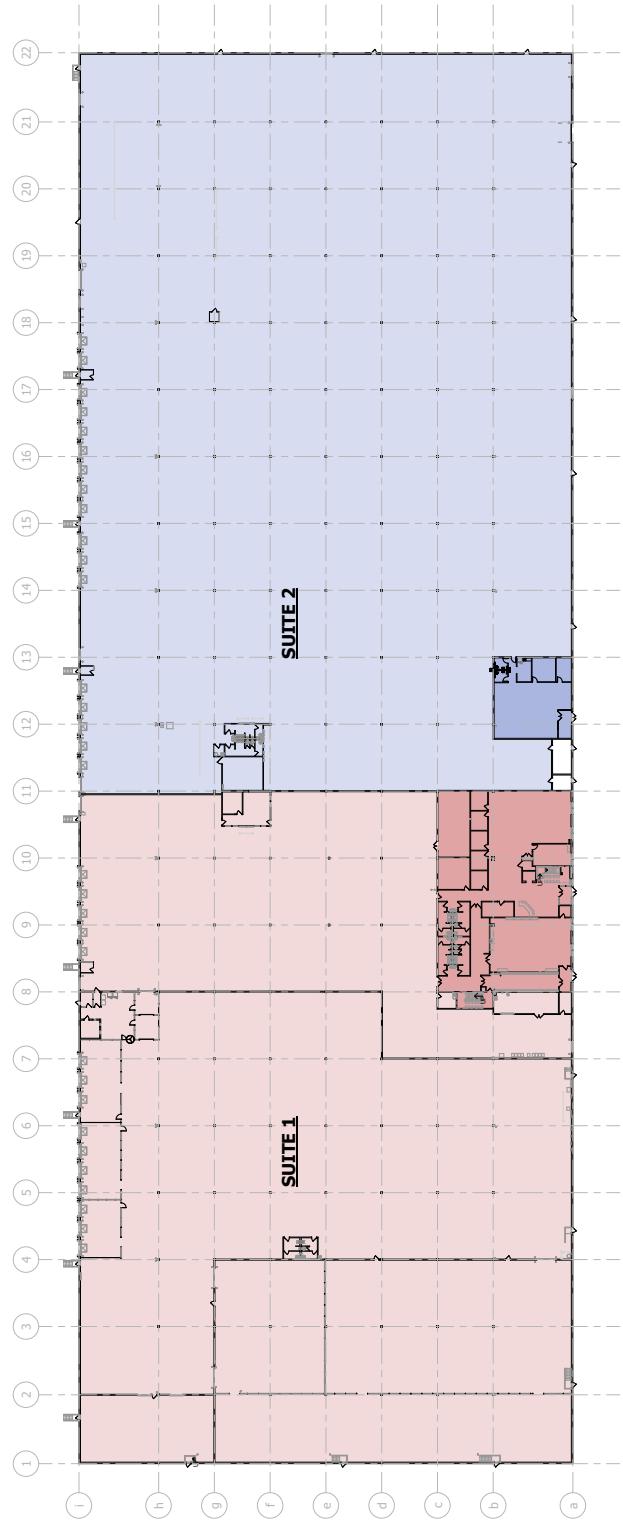


**1**

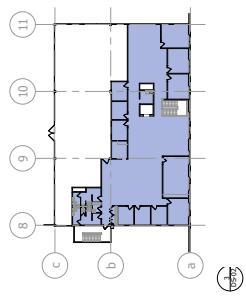
119,703 SF Warehouse  
10,986 SF Office - 1st  
6,292 SF Office - 2nd  
136,981 SF Total

**2**

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

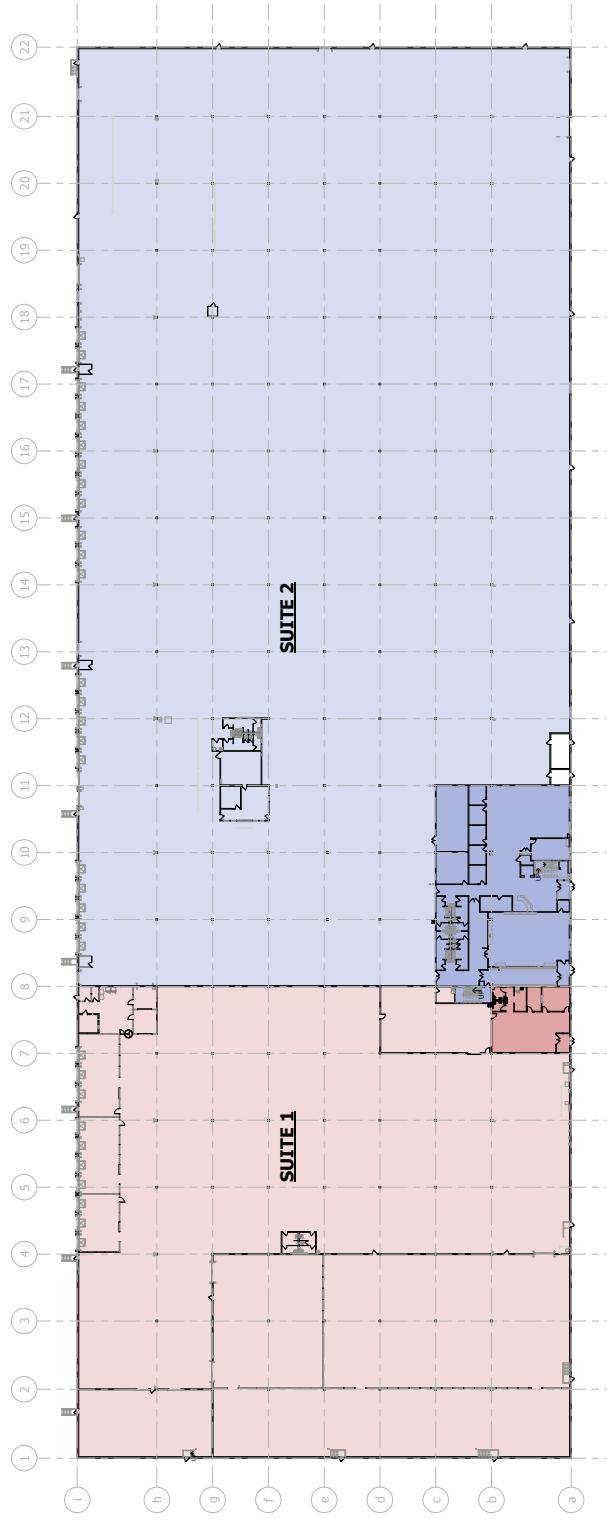


# CONCEPT 2



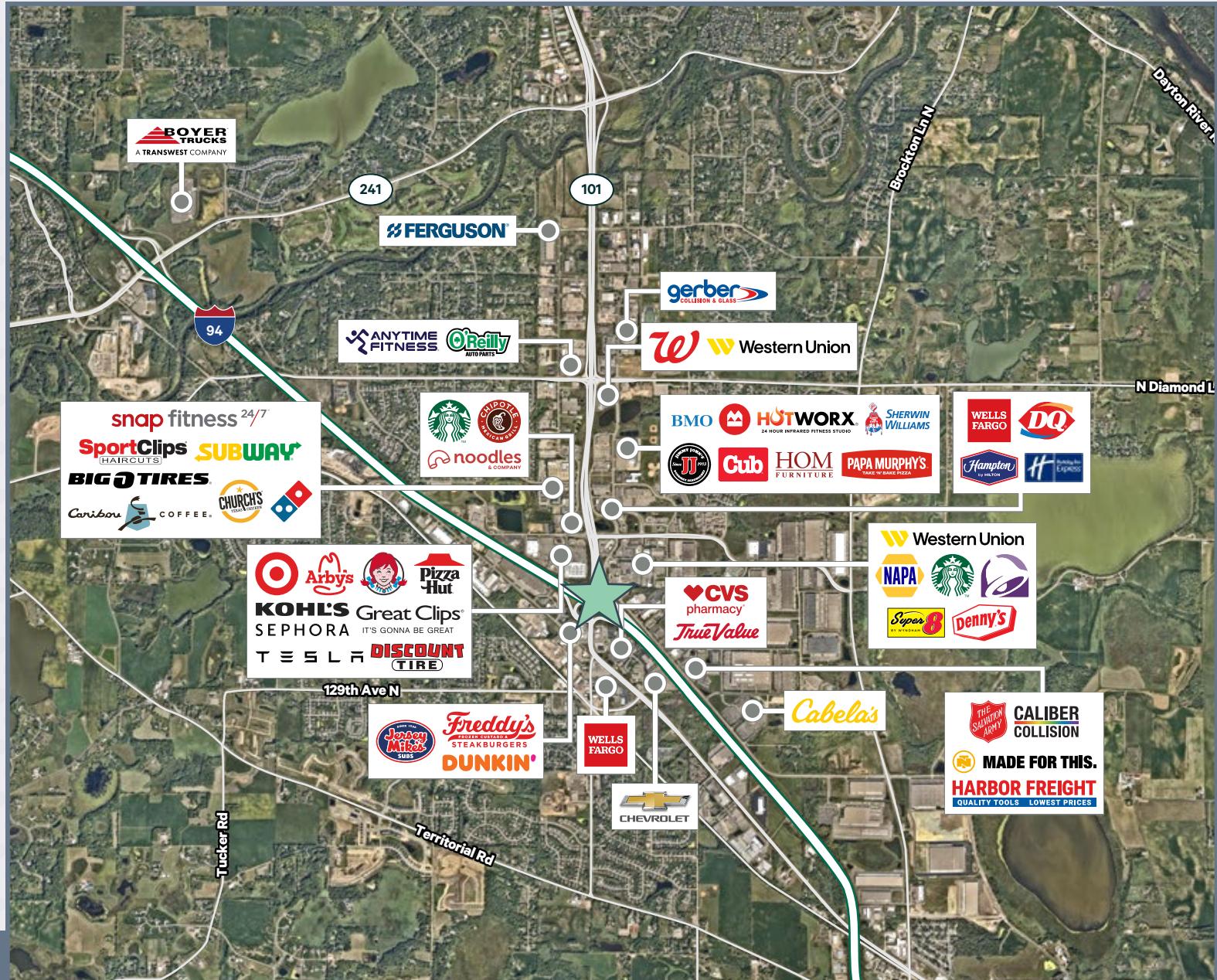
**1**  
89,481 SF Warehouse  
2,084 SF Office  
91,565 SF Total

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



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# AMENITY MAP





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

# **ROGERS LOGISTICS CENTER**

**285,582 SF  
SPACE FOR LEASE**

**mdh**

**CBRE**

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