

I-94 DISTRIBUTION CENTER

22000 Industrial Blvd
Rogers, MN 55374



STACK
INDUSTRIAL PARTNERS

PROPERTY OVERVIEW

General Building Information

Year Built
Built 1993 | Expansion in 1998

Construction Type
Concrete Tilt-Up

Zoning
GI (General Industrial)

Building Ownership
Dalfen Industrial

Building Specifications

Total Square Footage
297,256 SF

Parcel Size
16.17 acres

Clear Height
24'

Bay Size
+/- 11,000 SF

Bay Depth
265'

Column Spacing
42' 6" x 38' 6"

Truck Court
120'

Parking Ratio
77 stalls | 0.26 per 1,000 SF

Roof Type | Age
Rubber Membrane | 2015

Sprinkler System
ESFR

Utilities

Cable & Internet Provider
Comcast

Power Provider
Xcel Energy

Gas Provider
CenterPoint Energy

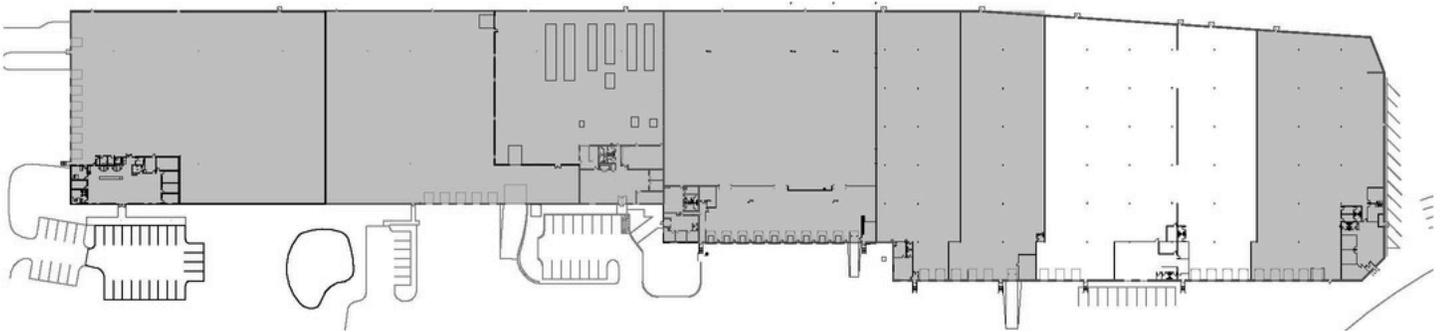
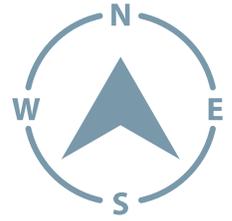
Water/Sewer
City of Rogers

Financials

Lease Rate
Negotiable

2026 CAM & TAX
\$3.93/SF

SITE PLAN



297,256 SF
Total SF



0.26/1000 SF
Parking Ratio



24'
Clear Height

AVAILABILITY SUMMARY

Suite 400

Date Available

Feb 1, 2026

Total SF

55,381 SF

Square Footage Breakdown

Office: 3,253 SF

Warehouse: 52,128 SF

Power

200 amp main disconnect, 3-phase

150 amp, 120/208V panel

250 amp, 277/480V panel

HVAC

Radiant Heater: Manuf: Roberts Gordon | Model: BH-200 | Serial: 9906-071-200-0136

Radiant Heater: Manuf: Roberts Gordon | Model: BH-200 | Serial: 9901-071-200-0010

RTU: Manuf: Lennox | Model: TGA09052BM1Y | Serial: 5605K12234 | Tonnage: 7.5 ton

Loading Docks

Qty. 6 | 9' x 10'

Drive in Doors

Qty. 1 | 9' x 10'

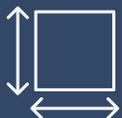
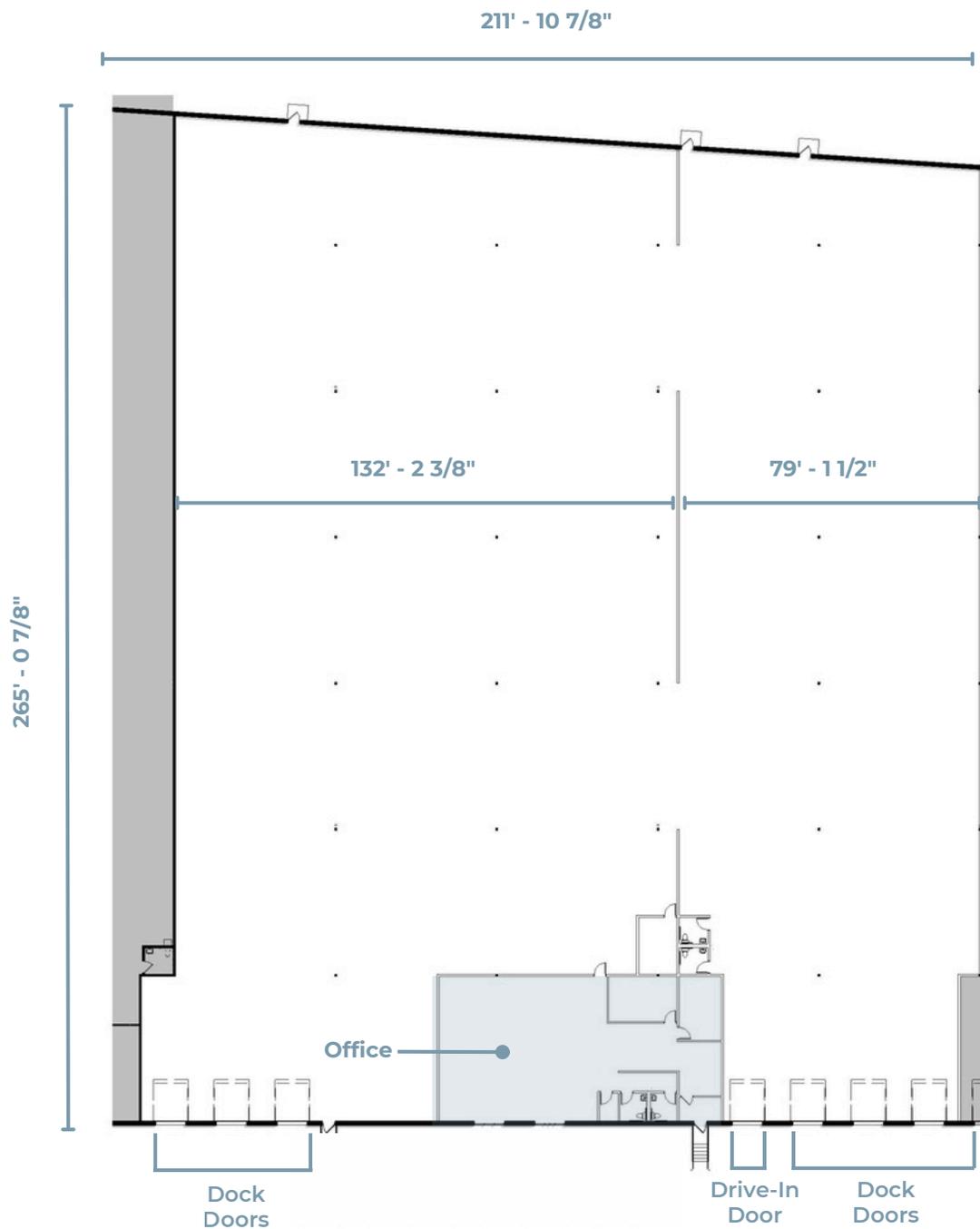
Specialty Features

Freeway visibility and signage

Access to I-94 within half mile

Ability to add more loading and power

AVAILABLE SPACE | SUITE 400



55,381 SF

Total



3,253 SF

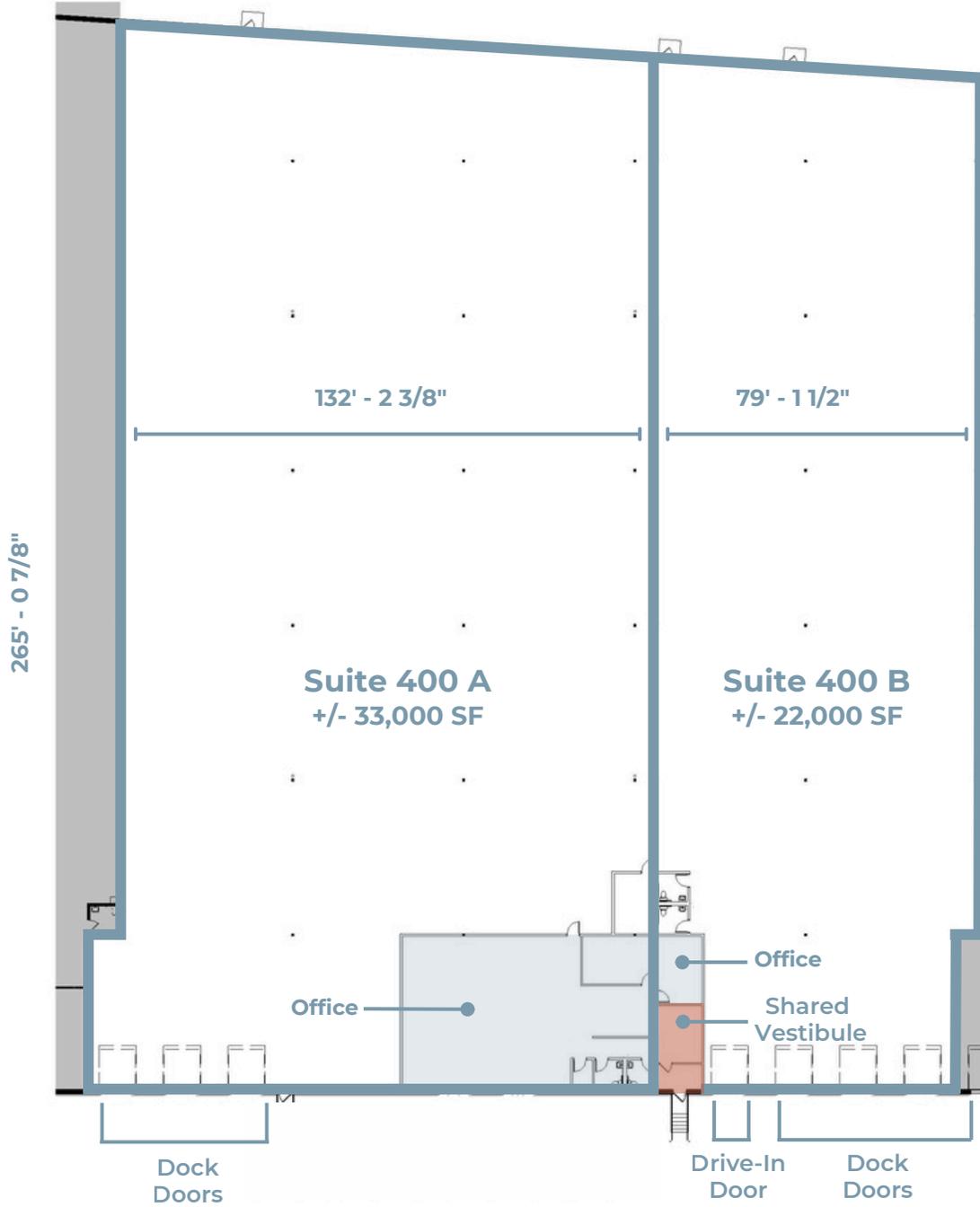
Office



52,128 SF

Warehouse

ALTERNATIVE PLAN



+/- 33,000 SF

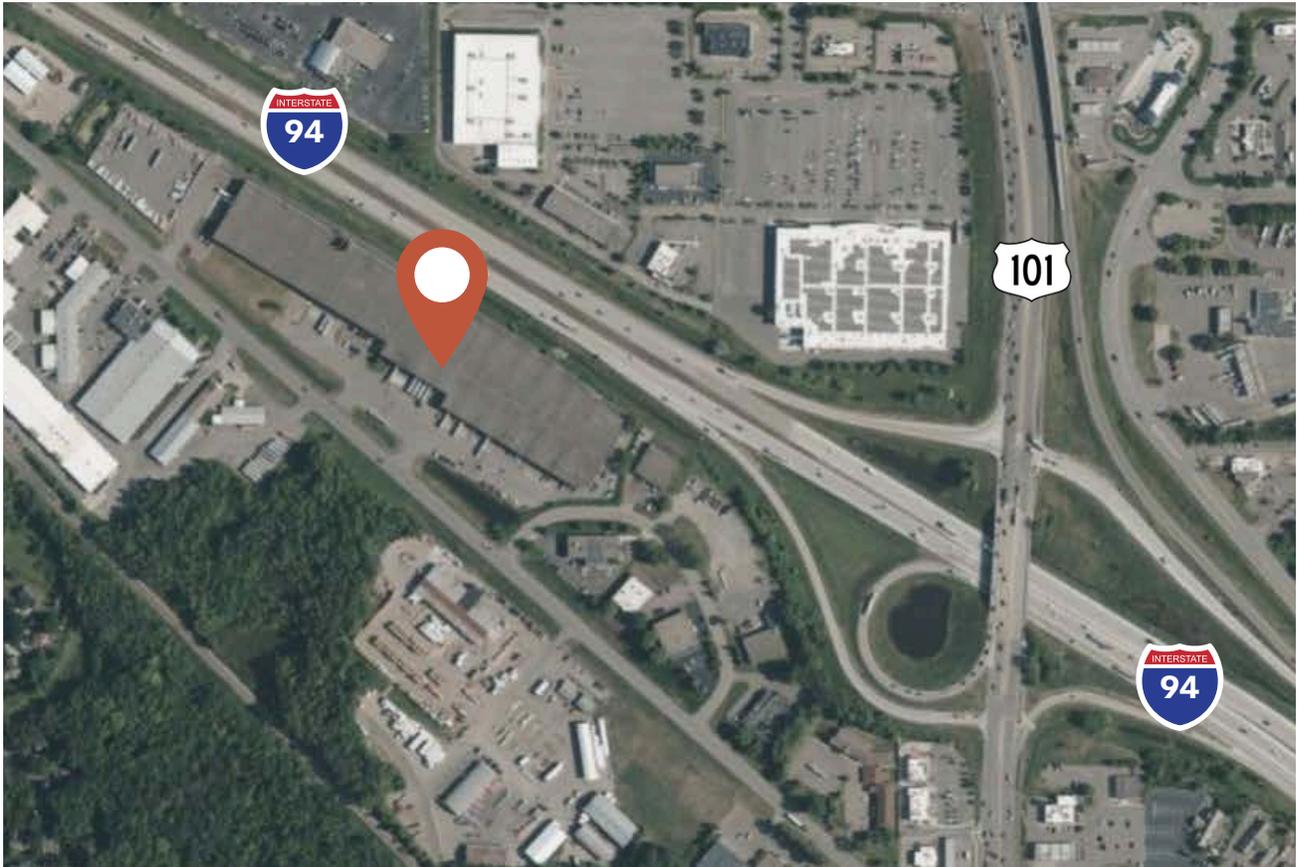
Suite A



+/- 22,000 SF

Suite B

LOCATION



Restaurants within 2 miles

Clive's Roadhouse
Maynard's Restaurant of Rogers
R Social On Main
The Block Food + Drink
Lindas' Cafe
Short or Tall Eatery & Drink Hall
Rolls and Bowls Asian Cook House
Guadalajara Mexican Restaurant



Retail Shops within 2 miles

Comprehensive Inventory Solutions
MotoAlliance
Treasures Galore on 94
Antique Mall of Rogers
Kohl's
Custom Distribution
Target
Northern Tool + Equipment

PHOTOS



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