

FOR LEASE

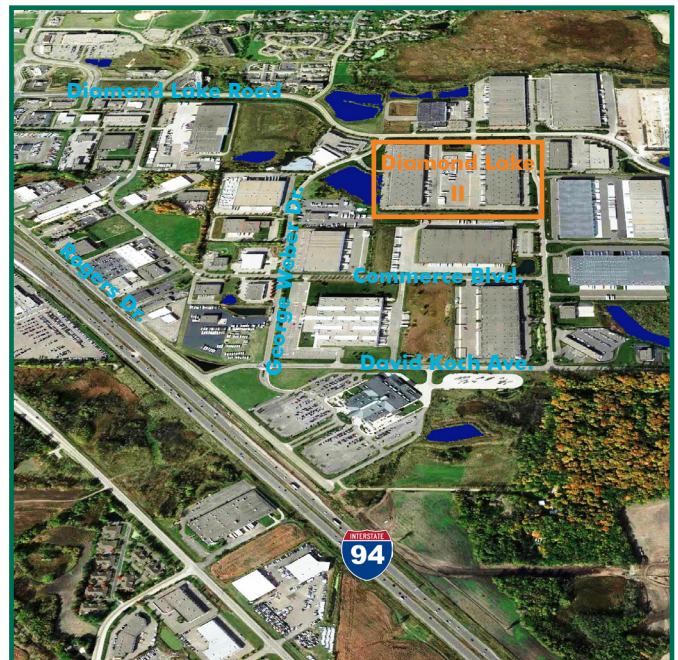
DIAMOND LAKE INDUSTRIAL CENTER II

20015 DIAMOND LAKE ROAD SOUTH - ROGERS, MN 55374



BUILDING HIGHLIGHTS

- + Immediate access to I-94 at Highway 101 from Diamond Lake
- + 8 minutes to I-494/I-694 loop
- + Low Tax/CAM
- + Segregated truck access with large truck court
- + Extensive on-site trailer storage
- + Designated outside storage
- + Corporate image with dedicated front entrances



CONTACT US

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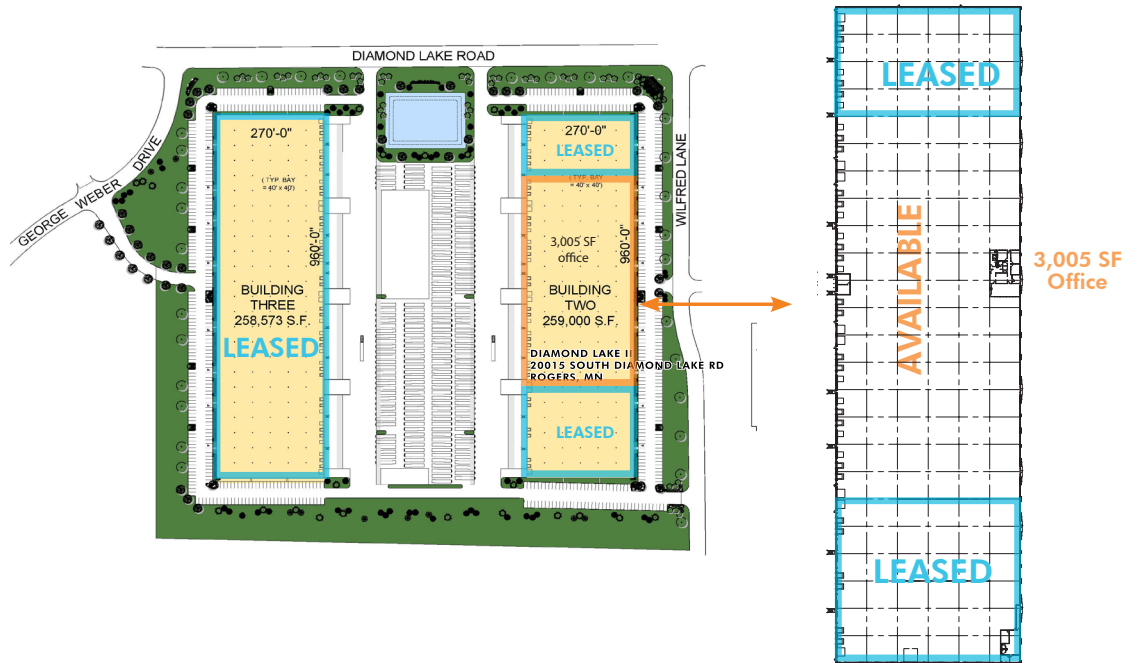
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FOR LEASE DIAMOND LAKE INDUSTRIAL CENTER II

BUILDING INFORMATION	
Available SF	151,000 (Divisible to 32,000 SF)
Clear Height	32'
Docks	25 fully equipped 8' x 10' dock doors with levelers, seals and dock lights
Drive-Ins	6 drive-in doors (12'w x 14'h)
Sprinklers	ESFR sprinklers with smoke evacuation designed for Class Four commodities
Column Spacing	40' x 45'
Building Depth	270'
Floors	6" concrete slab reinforced with steel fiber Very flat floors
Net Rents	\$9.50 PSF Office \$4.50 PSF Warehouse
Tax/CAM (2019)	\$2.16
Power	3000 amps, 480 volt
Parking	323 parking spaces, 197 trailer stalls



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