



TRANSWESTERN

REAL ESTATE
SERVICES

22000

I-94 Distribution Center



I-94 DISTRIBUTION CENTER

55,381 SF AVAILABLE

22000 INDUSTRIAL BLVD | ROGERS, MN 55374

PROPERTY SPECIFICATIONS



Property Features

Total SF: 297,256 SF

Clear Height: 24'

Year Built: 1993 | Expansion in 1998

Column Spacing: 42'6" x 38'6"

Fire Protection: ESFR

Bay Size: Approx. 11,000 SF

Bay Depth: 265'

Expenses (2025 Estimates)

CAM: \$0.66 PSF

Tax: \$2.77 PSF

Insurance: \$0.18 PSE

Total: **\$3.61 PSF**

Available Space

Suite 400:

3,253 SF Office

52,128 SF Warehouse

55,381 SF Total*

*Can be demised to 22,000 SF

Loading:

6 Docks | 1 Drive-In

Available:

2/1/2026

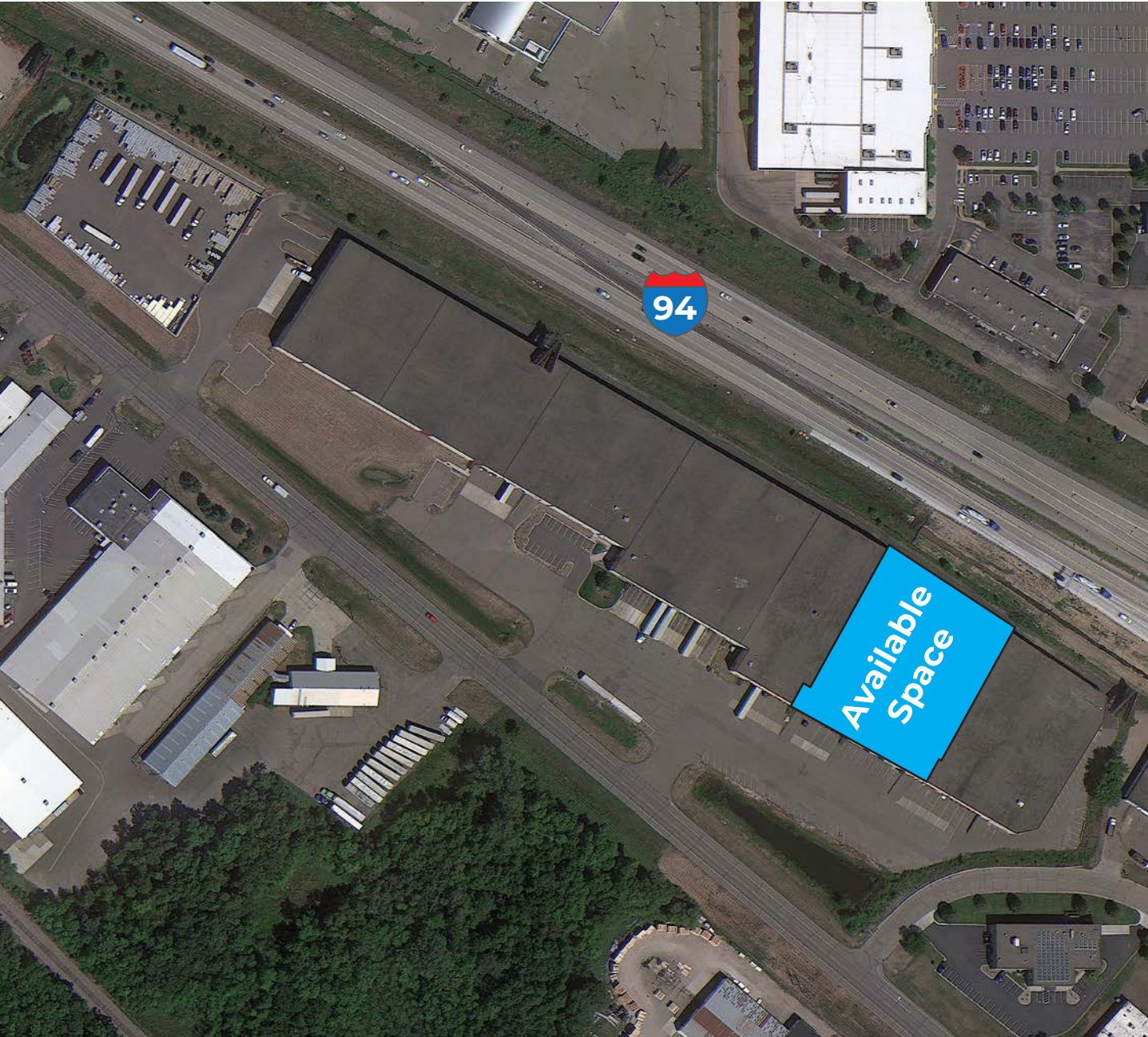
Power:

200 amp main disconnect, 3 phase

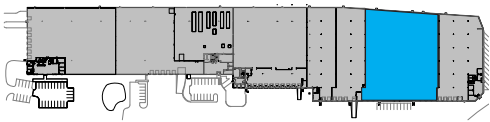
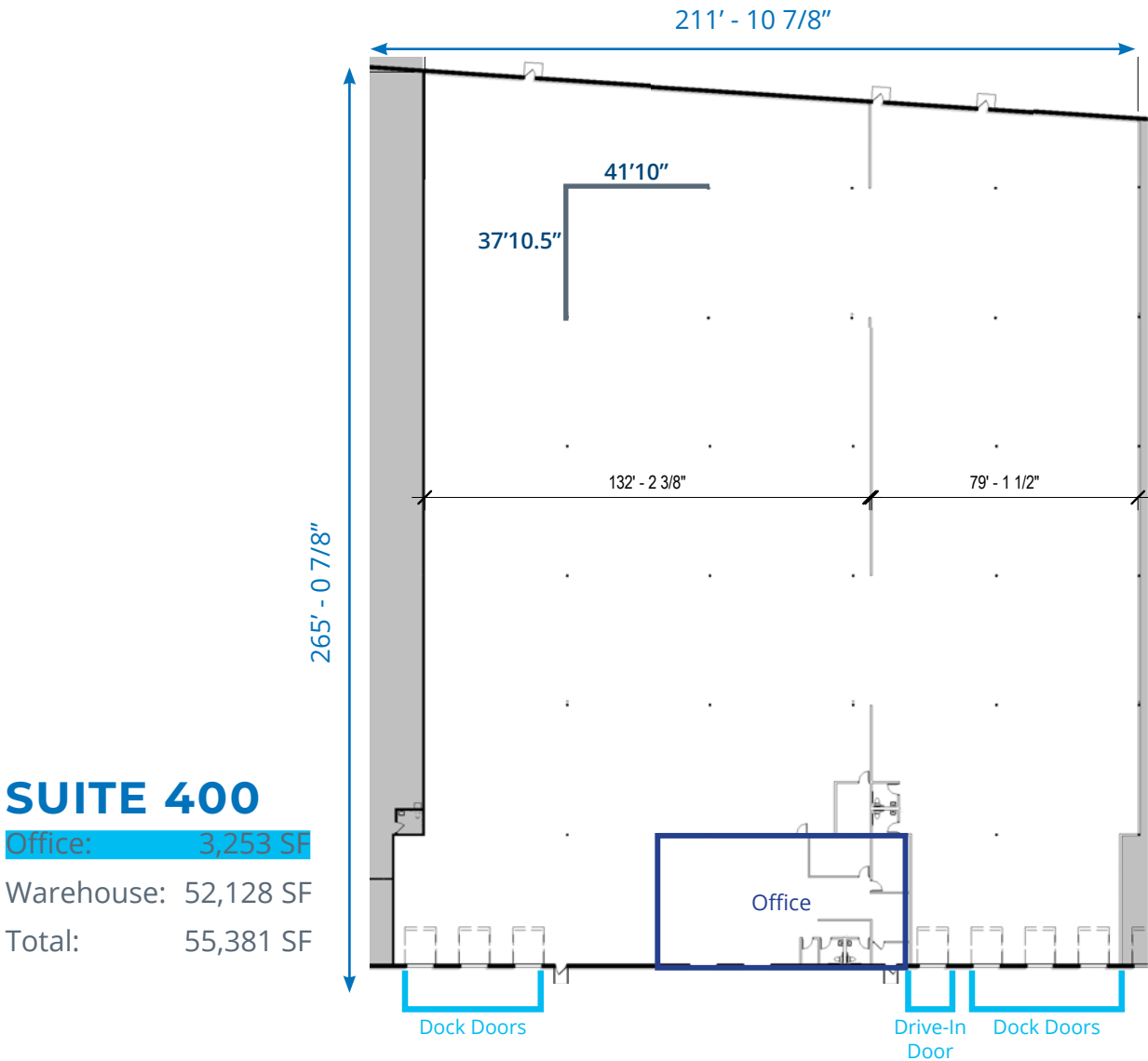
150 amp, 120/208V panel

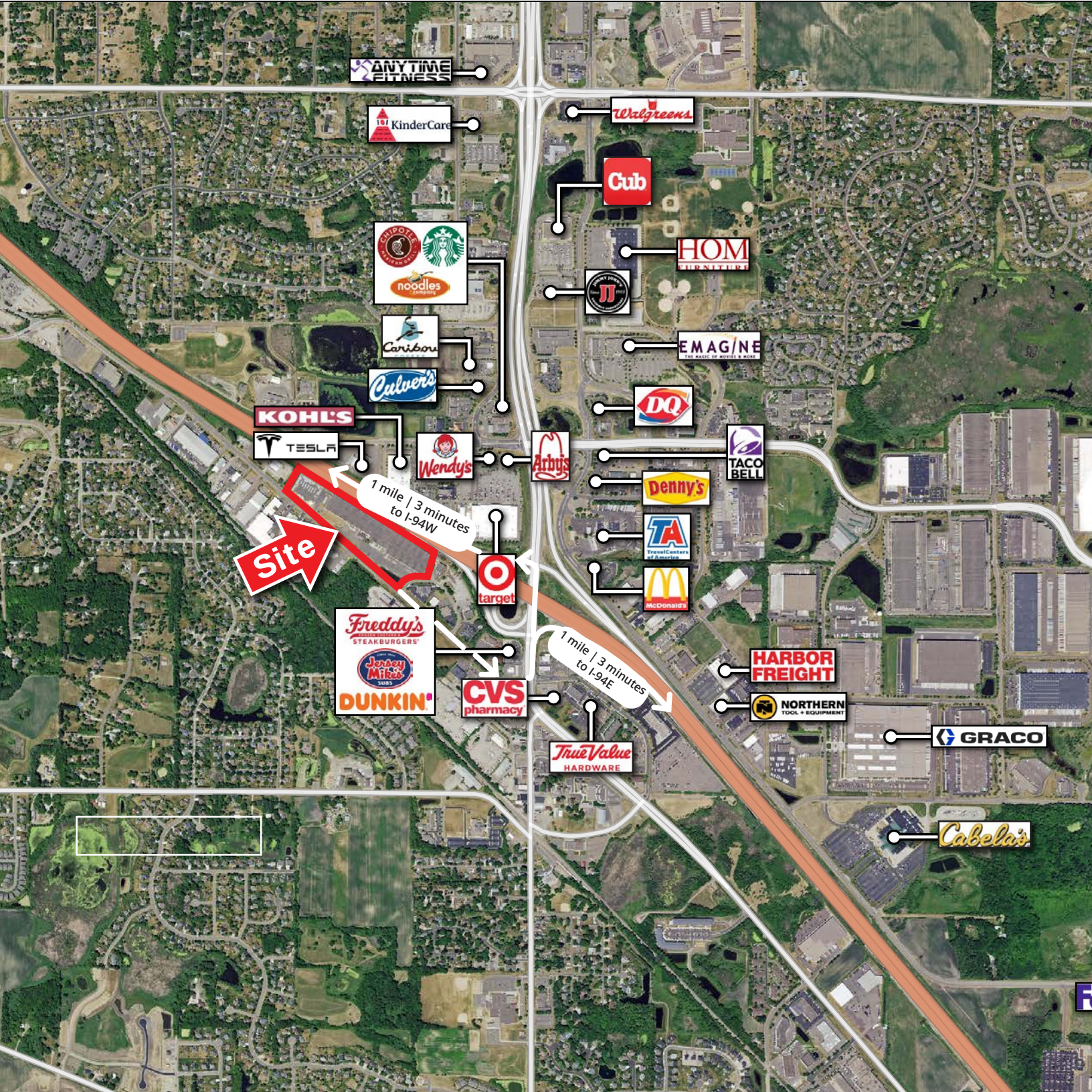
250 amp, 277/480V panel

PROPERTY AERIAL



FLOOR PLAN





ANYTIME
FITNESS

KinderCare

Walgreens

Cub

HOM
HOLDINGS

EMAGINE

EMAGINE
THE MAGIC OF MOVIES & MORE

DQ

TACO
BELL

Denny's

TA
TravelCenters
of America

McDonald's

HARBOR
FREIGHT

NORTHERN
TOOL & EQUIPMENT

GRACO

Cabela's

True Value
HARDWARE

CVS
pharmacy

Freddy's
STEAKBURGERS

Jockey
Mike's
SHORTS

DUNKIN'

Target

Arby's

Wendy's

TESLA

KOHL'S

Culver's

Caribou

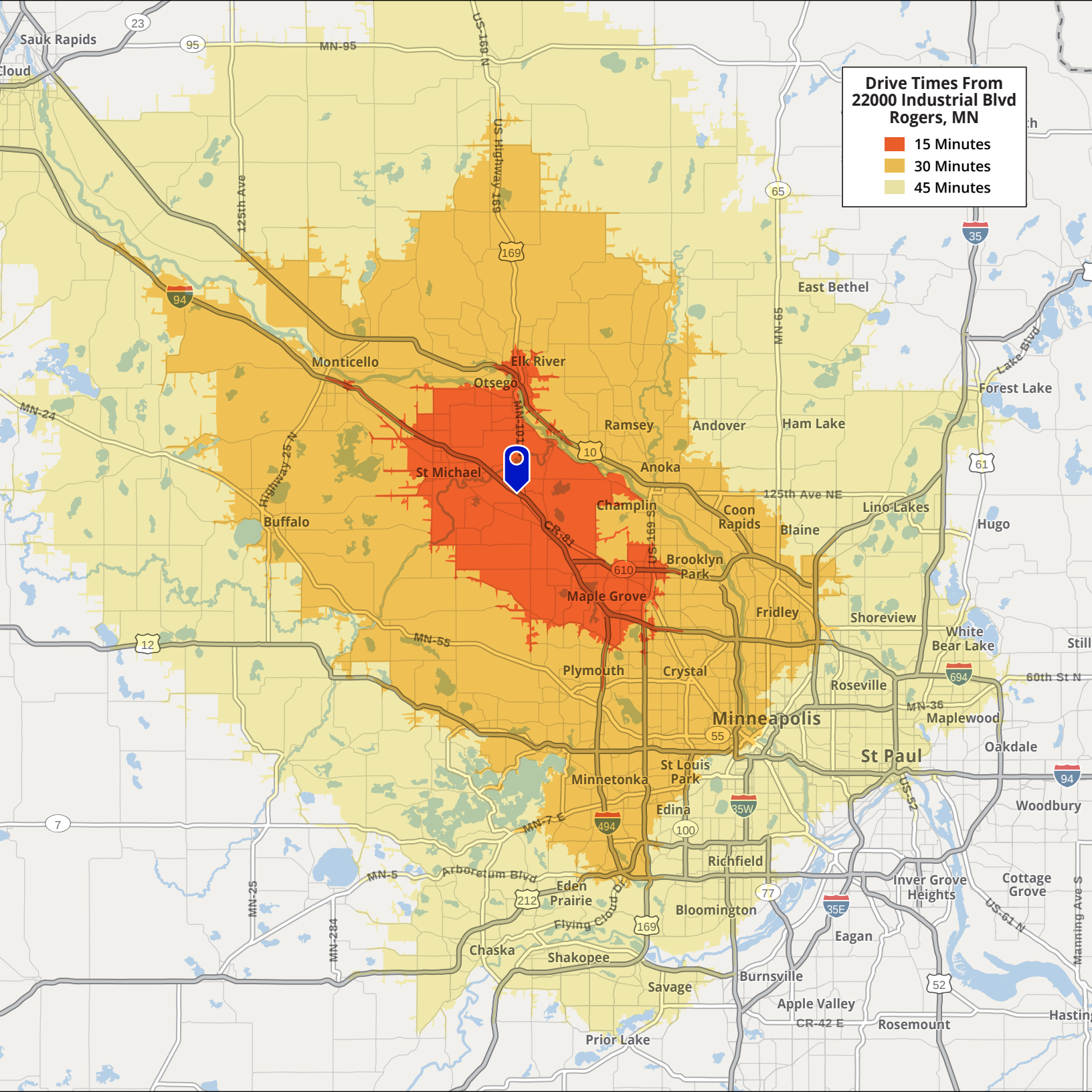
noodles
company

Starbucks

CHIPOTLE
MEXICAN GRILL

KinderCare

ANYTIME
FITNESS





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SERVICES



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