

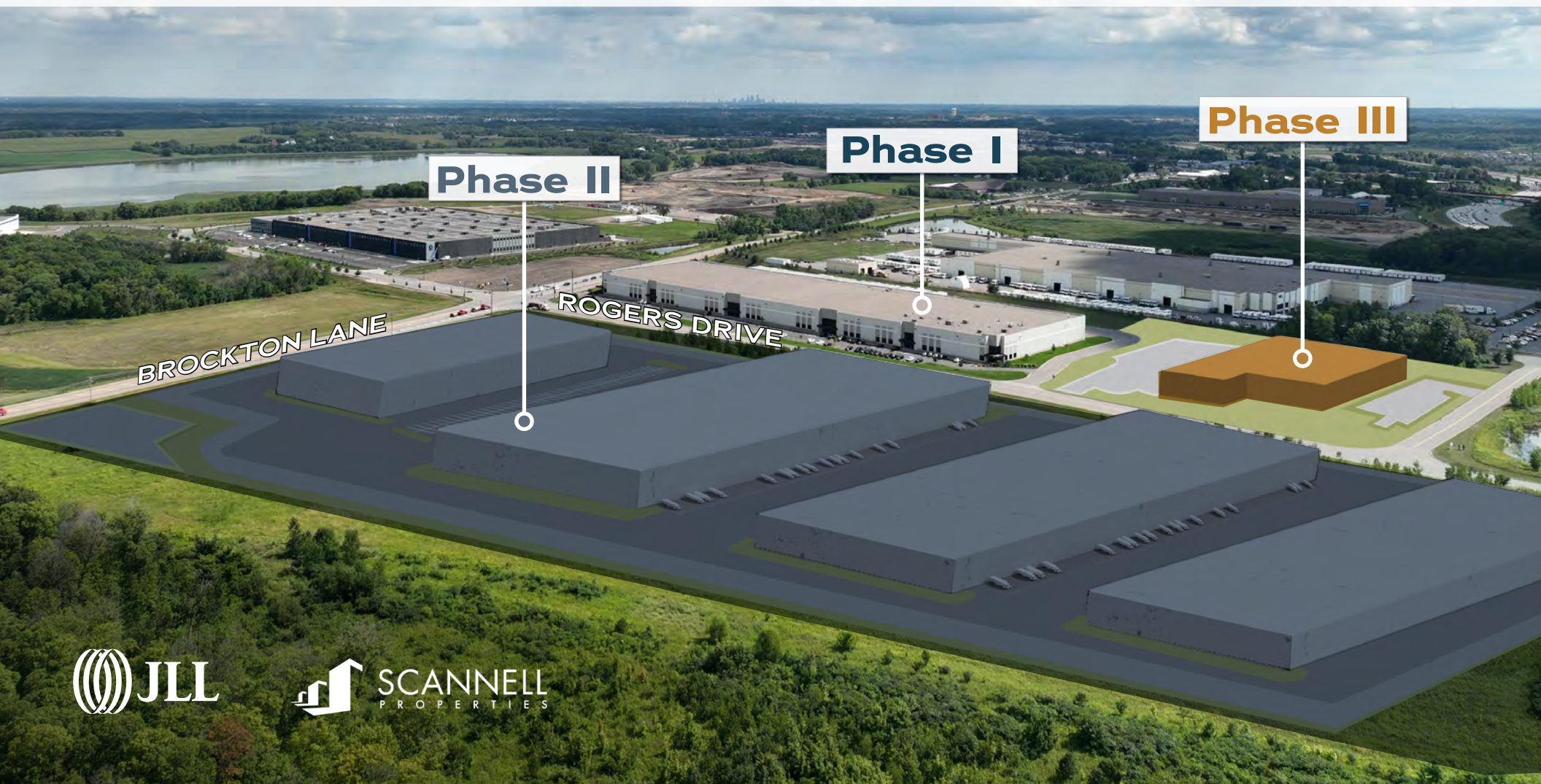


# KINGHORN Logistics Hub

19401 Rogers Drive | Rogers, MN 55369

**90,720 - 728,000 SF**

Prime build-to-suit opportunities available



SCANNELL  
PROPERTIES



# STATE-OF-THE-ART CONSTRUCTION MEETS PRIME LOCATION

Kinghorn Logistics Hub offers state-of-the-art industrial buildings built to fit an occupier’s needs. With the newly completed Dayton Parkway Interchange just over two miles away, Kinghorn Logistics Hub provides easy access to I-94 via County Road 81 as well as 3 other routes to maximize distribution channels.

181,400 SF – Proposed	
Available SF	181,400
Construction	Precast
Clear Height	32'
Column Spacing	50' x 50' including 60' Speed bay
Bay Depth	260'
Loading	37 Docks 2 Drive-ins
Truck Court Depth	135' deep including 60' concrete dock apron
Fire Prevention System	ESFR
Parking	156 Spaces
Trailer Parking	67 (expandable)
Net Rental Rates	Negotiable
Estimated Year 1 Tax/CAM	\$1.00 PSF

### BTS Opportunities



Space available from  
90,720 - 728,000 SF



Lot size ranging  
from 5-43 acres



28'-36' clear height



BTS office



BTS dock and  
drive-in loading



Trailer parking  
available



Minutes from **highway**  
and **interstate** access



Developed by  
**Scannell Properties**



State-of-the-art  
**new construction**



Prime **Rogers business**  
**park** location





# BUILDING CONFIGURATIONS THAT FIT TODAY'S NEEDS

Kinghorn Logistics Hub will feature newly constructed industrial facilities to meet modern logistical and efficiency requirements. The 48 acre Phase II site offers flexible options with multiple development opportunities ranging from one to four buildings. These options allow for both rear-loading and cross-dock configurations in various sizes.



## One Building Configuration



## Two Building Configuration



## Four Building Configuration





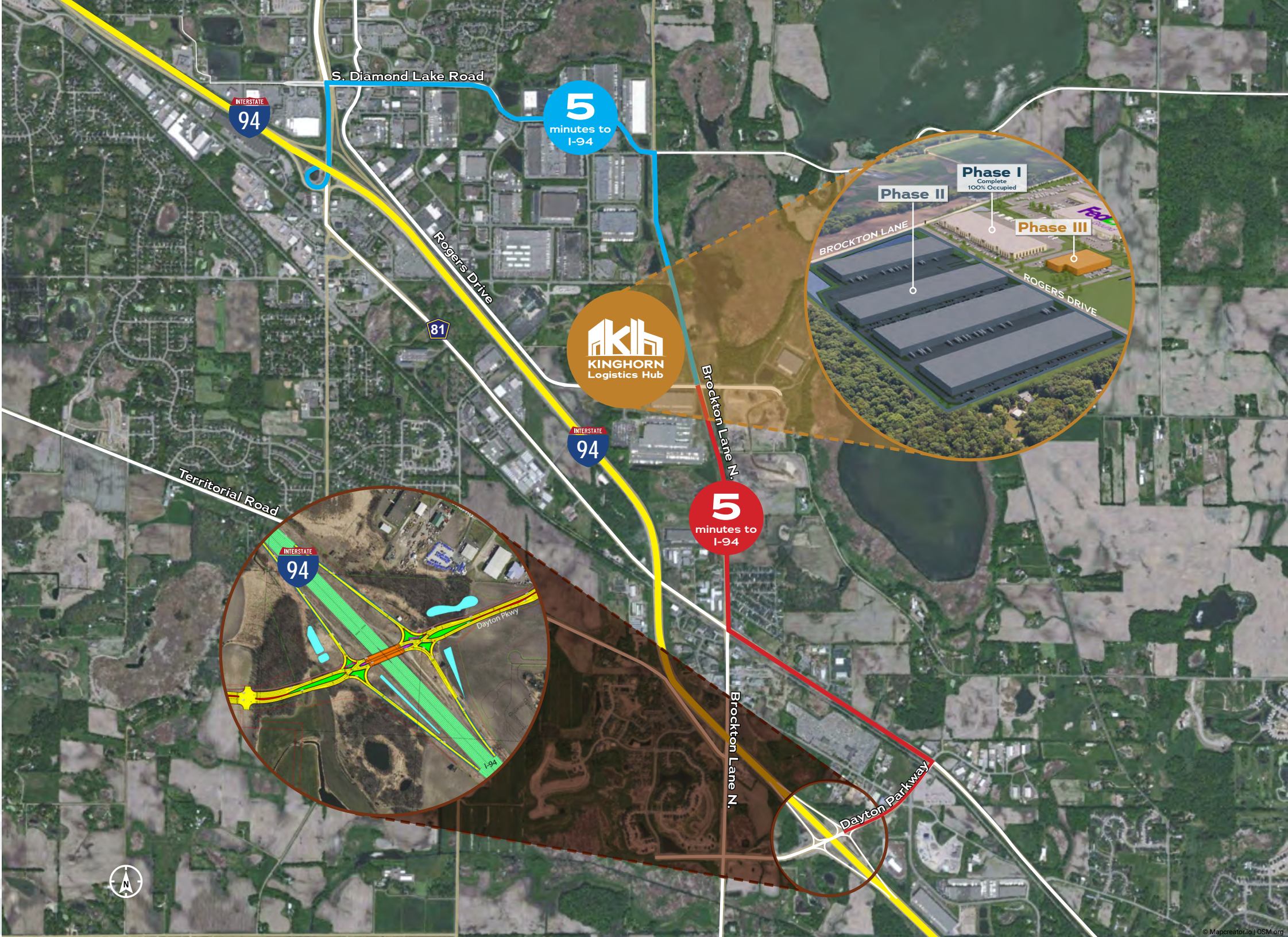
# SITE ACCESS

Strategically located just minutes from I-94, Kinghorn Logistics Hub is situated near a variety of area amenities as well as the newly completed Dayton Parkway Interchange.

## Nearby corporate neighbors include

- Flint Group
- McKesson Medical-Surgical
- Anheuser-Busch
- FedEx
- Archway
- Medline
- Graco
- Veritiv
- Reinhart Foods
- Concordance
- St. Jude Medical

## Area amenities





# LOCATION



## Drive Times

**5**

Minutes to  
I-94

**10**

Minutes to I-494/I-94  
interchange

**25**

Minutes to Downtown  
Minneapolis

**35**

Minutes to MPS  
International Airport

Leasing by



**Chris Hickok, CCIM**

Managing Director  
+1 612 217 5121  
chris.hickok@jll.com

**Dan Larew, CCIM SIOR**

Managing Director  
+1 612 217 6726  
dan.larew@jll.com

+1 612 217 5150 | [jll.com/minneapolis](http://jll.com/minneapolis)

Development by



[scannellproperties.com](http://scannellproperties.com)

**Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states | DISCLAIMER** Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2022. Jones Lang LaSalle IP, Inc. All rights reserved.