

29,600 SF AVAILABLE W/ POTENTIAL EXTERIOR STORAGE

# 14329 NORTHDAL BLVD

Rogers, MN 55374

FOR SALE (AVAILABLE Q1 2025)



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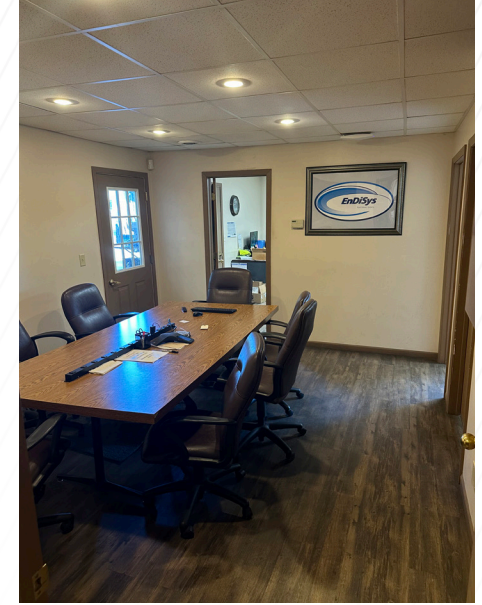
# PROPERTY HIGHLIGHTS

- Great owner/user or investment opportunity!
- Available Q1 2025 (immediate short-term leaseback possible)
- Fantastic location
- Heavy power (2200amps/208V/3phase)
- Dock and Drive-in loading
- Great accessibility via Highway 101
- Roof replaced in 2015
- Potential for 6,000 sf of exterior storage
- 15'-20' clear in warehouse
- Automotive uses allowed
- Large truckcourt that can accommodate 48' & 53' trailers
- Ability to multi-tenant
- Separated utilities



<b>Address</b>	14329 Northdale Blvd Rogers, MN 55374
<b>Building size</b>	4,046 SF Office <u>25,554 SF Warehouse</u> 29,600 SF Total
<b>Lot Area</b>	3.01 Acres
<b>Exterior Storage</b>	Up to 6,000 sf
<b>Year Built</b>	1983
<b>Roof</b>	2015
<b>Clear Height</b>	15' - 20'
<b>Dock-High Doors</b>	3 (4' high w/ levelers)
<b>Drive-in Doors</b>	8 (including 1 drive-thru bay)
<b>Zoning</b>	RC: Regional Employment Center (multiple uses allowed)
<b>2024 Taxes</b>	\$51,782 (\$1.75/sf)
<b>Sale Price</b>	Negotiable

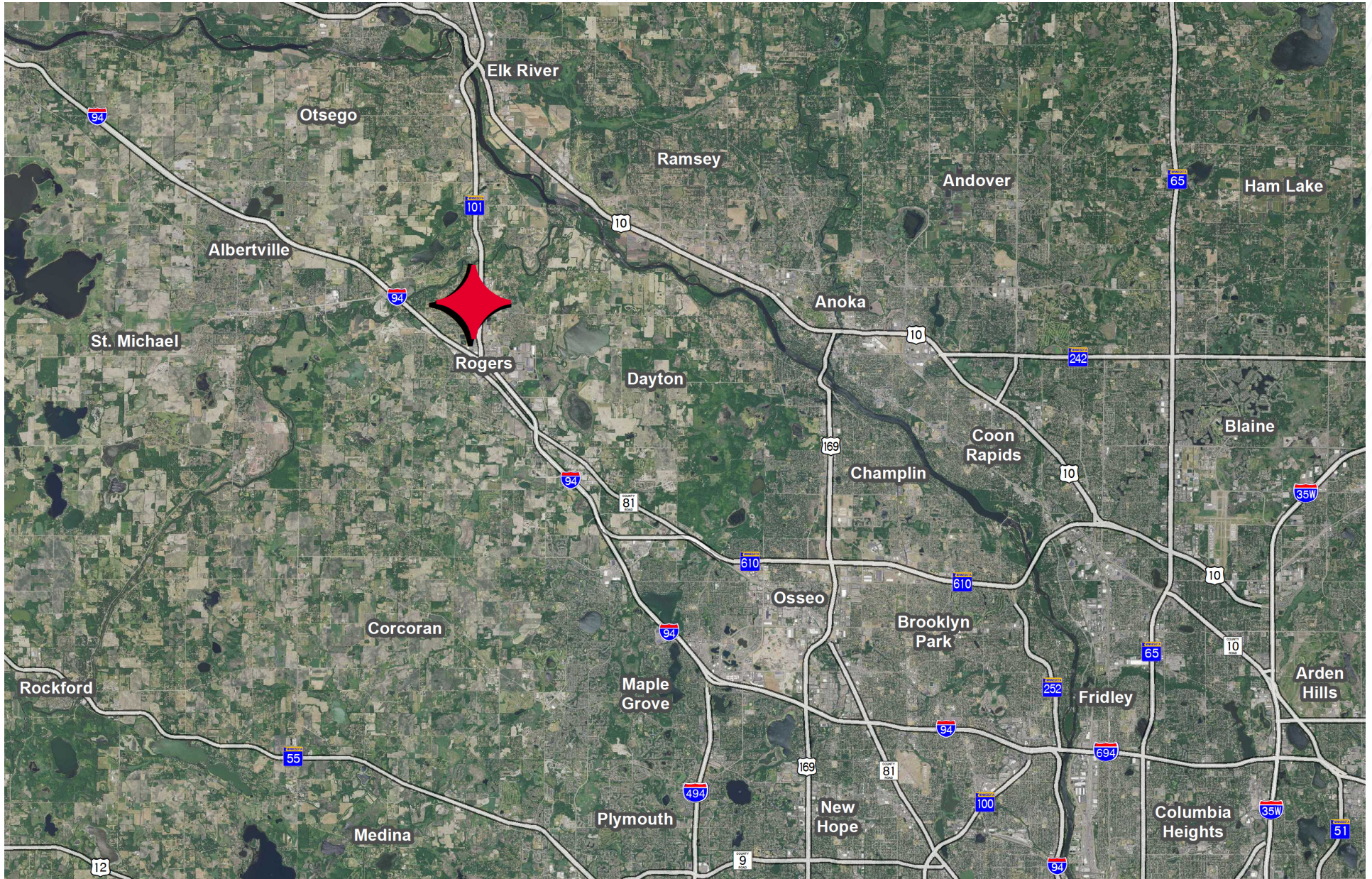
# PHOTOS



# THE LOCATION



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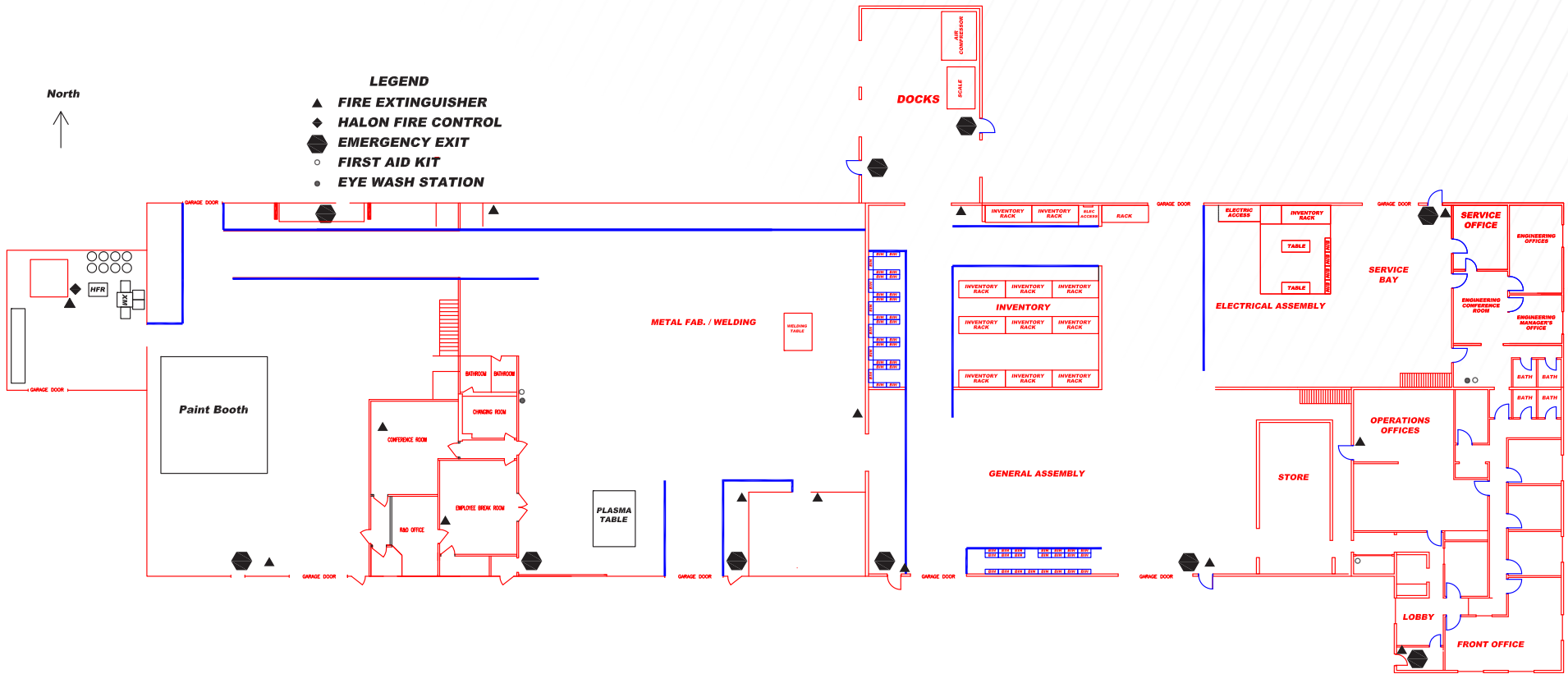
# CURRENT FLOOR PLAN

North



## LEGEND

- ▲ FIRE EXTINGUISHER
- ◆ HALON FIRE CONTROL
- EMERGENCY EXIT
- FIRST AID KIT
- EYE WASH STATION



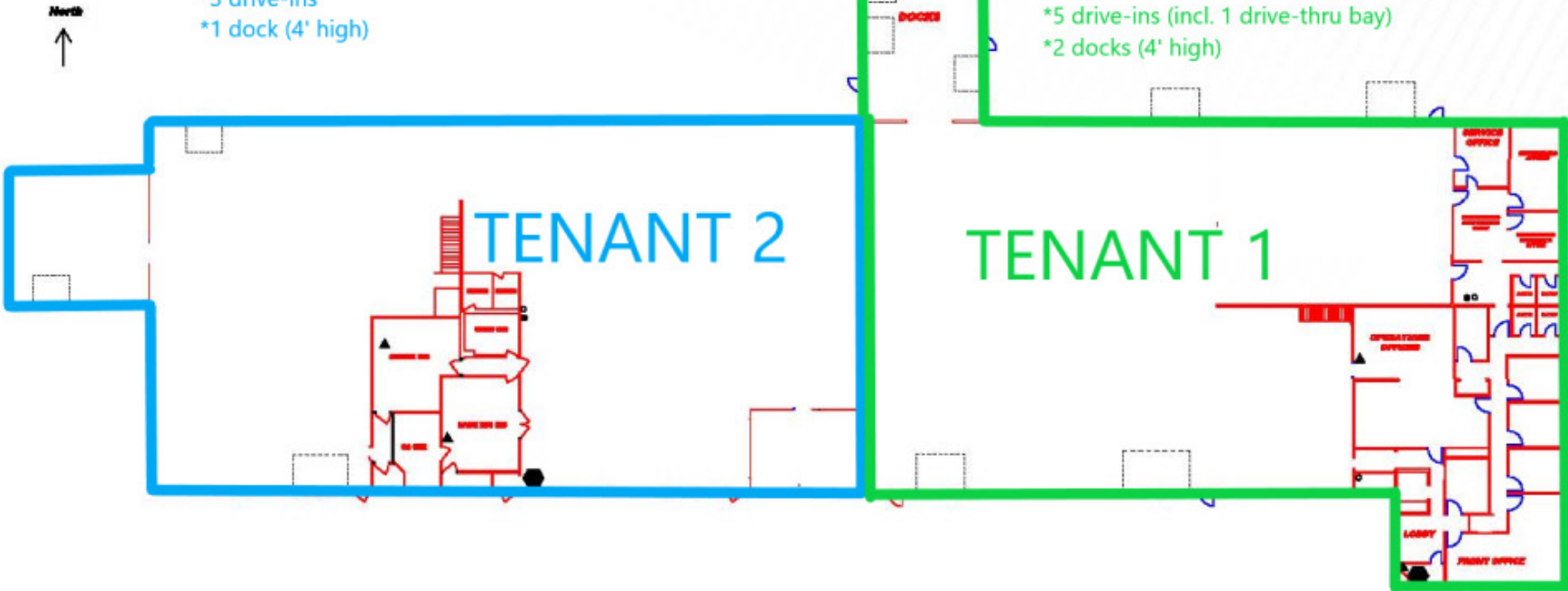
# MULTI-TENANT OPTION

## TENANT 2 SPACE

- \*1,546sf office
- \*13,254sf warehouse
- \*14,800sf total
- \*3 drive-ins
- \*1 dock (4' high)

## TENANT 1 SPACE

- \*2,500sf office
- \*12,300sf warehouse
- \*14,800sf total
- \*5 drive-ins (incl. 1 drive-thru bay)
- \*2 docks (4' high)







**FOR MORE INFORMATION, PLEASE CONTACT:**

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