

## Premium Flex / Office Facility – 1820 14th St NW | Rochester, MN

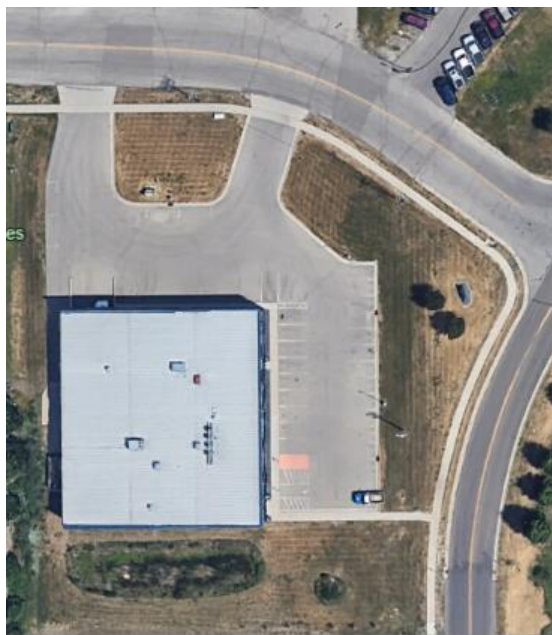
For Sale by Owner | BDS Enterprises LLC

David Bowman

BDS Enterprises LLC

☎ 507-421-8749 | ✉ [dbowman@bdsdoorco.com](mailto:dbowman@bdsdoorco.com)

### Property Image Placeholders



### Quick Facts

Property	Size	NOI	Cap Rate	Asking Price
1820 14th St NW, Rochester, MN	31,200 SF	\$599,000	7.26%	\$8,250,000

## Building Breakdown

### Main Level (15,600 SF):

- Covered Loading Dock – 840 SF
- Manufacturing/Welding – 1,300 SF (Climate Controlled)
- Warehouse & Loading – 6,700 SF (2 dock doors + 1 drive-in OH door)
- Indoor Parking – 2,760 SF (Heated, 7 Bays)
- Office/Display/Boardroom – 4,400 SF (3 bath areas)

### Upper Level (15,600 SF total):

- Mezzanine – 3,160 SF (Climate Controlled)
- Open to Warehouse – 4,840 SF (20-ft clear height)
- Open to Covered Dock – 840 SF
- Cubicle & Meeting Area – 2,760 SF
- Private Offices/Breakroom – 4,000 SF (10 offices, 2 bathrooms)

## Financial Summary

Rent (NNN)	\$20/SF
Gross Rent Income	\$624,000 / year
Estimated NOI	\$599,000 / year
Cap Rate @ \$8.25M	7.26%
Property Type	Owner-User / Investment

## Property Highlights

- 31,200 SF two-level, fully climate-controlled facility
- 20' warehouse clearance with elevator access
- 7 indoor heated garage bays + 2 loading docks + 1 drive-in door
- Elevator & dual stairwells – fully ADA compliant
- New buildout offices, boardroom, and cubicle areas
- Prime Highway 52 exposure for signage and visibility