

Industrial | For Sale or Lease

CBRE

21601 John Deere Lane

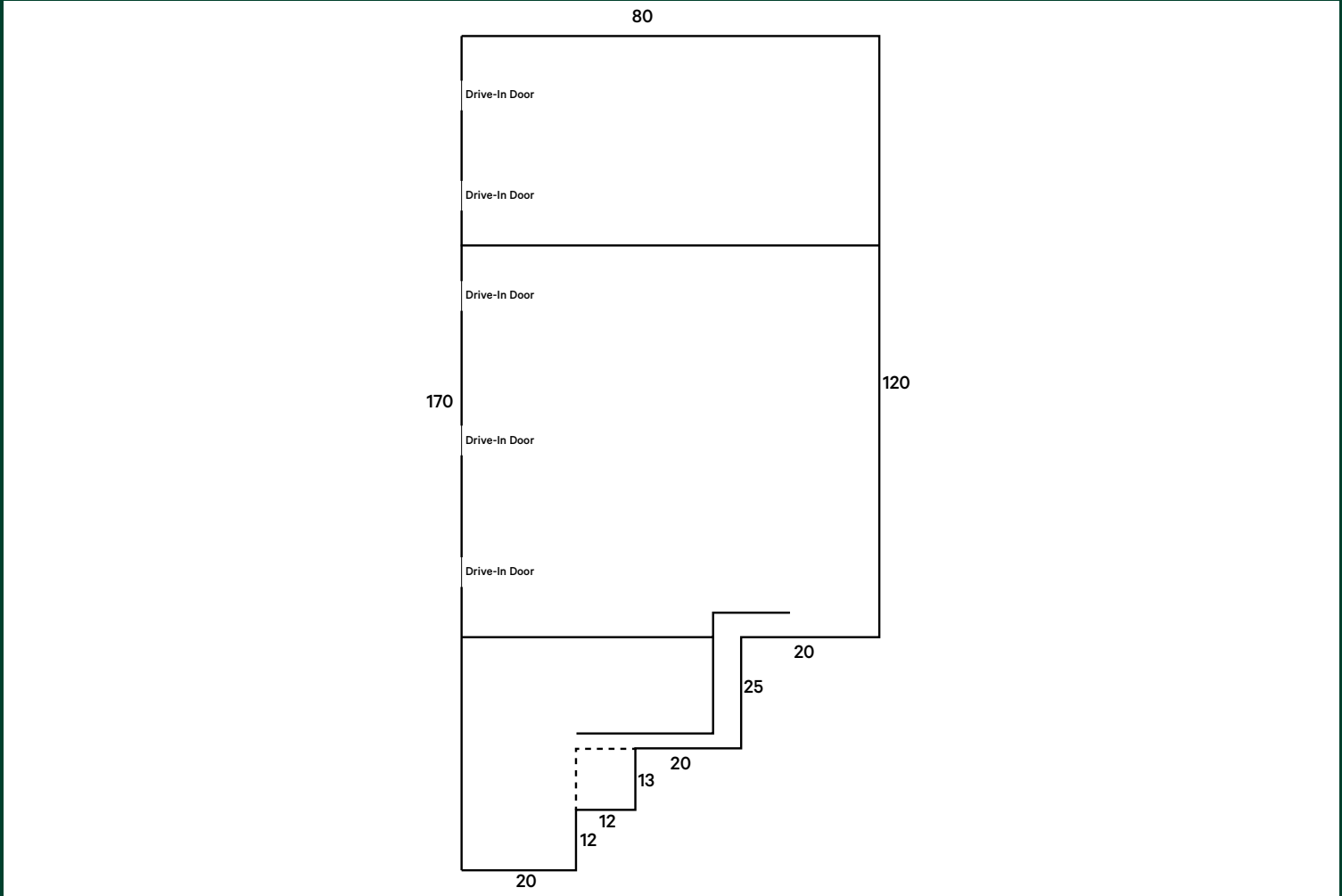
Rogers, MN

12,295 SF Available on 4.61 Acres



**PRICE
REDUCED**

21601 John Deere Lane
Rogers, MN



Property Specifications

Building Attributes

- + 12,295 SF Total
 - 2,000 SF Office
 - 10,295 SF Whse
- + (5) 12' x 14' grade level doors
- + 16' clear in shop/service/warehouse area
- + Trench drains and flam traps
- + Mix of hanging forced air and radiant heating. Furnace in office areas
- + Office area consists of open bullpen area, (5) private offices, storage room, break room and restroom (unisex)
- + Currently configured as a two tenant building

Site Attributes

- + 4.61 Acre Site
- + Two parcels: 1.24 acres & 3.37 acres
- + Fully fenced and secure with manual sliding gates
- + Outdoor and parking areas with class 5 gravel
- + Active fuel pump on-site with monitoring software

SALE PRICE

+ \$3,750,000

RENTAL RATES

+ Negotiable

2025 TOTAL TAXES

+ \$50,609.44

For Sale or Lease



ZONING

+ Downtown

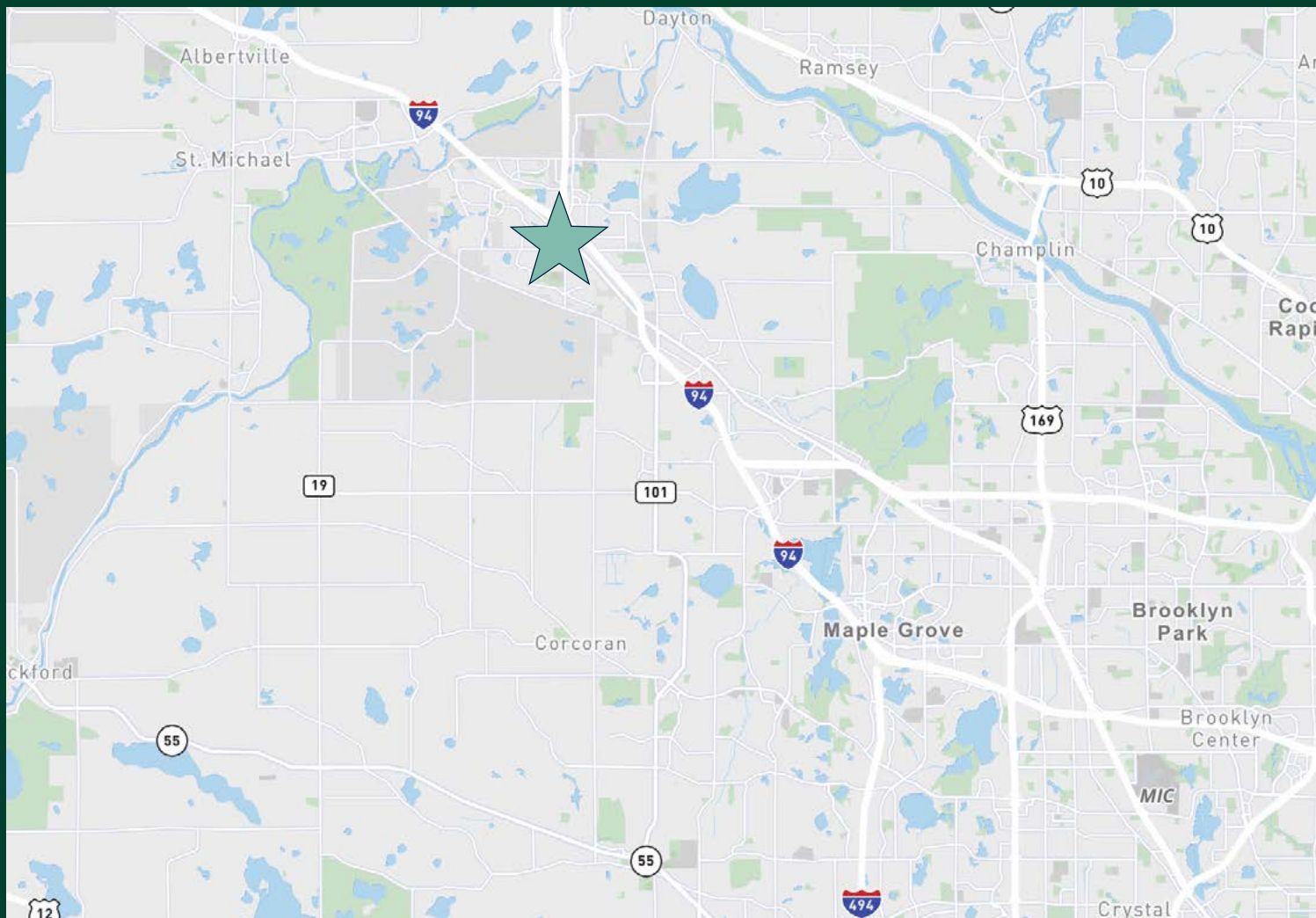
+ Grandfathered Permitted Uses (L-1):

- Warehousing
- Transportation or Freight Terminal
- Wholesale Business
- Service Establishments
- Construction and Special Trade Contractor
- Light Manufacturing
- Office
- Auto and Truck Repair Shop



21601 John Deere Lane
Rogers, MN

For Sale or Lease



Contact Us

Jonathan Juris

Vice President
+1 612 597 6701
jonathan.juris@cbre.com

Matt Oelschlager

Executive Vice President
+1 952 924 4848
matt.oelschlager@cbre.com

Mike Bowen

Senior Vice President
+1 952 924 4885
mike.bowen@cbre.com

JP Maloney

Senior Associate
+1 612 336 4288
jp.maloney@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.