

**FOR LEASE | OFFICE / WAREHOUSE / RETAIL**

**North 101 Business Park**

**14140 - 14198 Northdale Blvd, Rogers, MN 55374**



North 101 Business Park is an attractive, single-story, two building commercial property in Rogers, Minnesota. It is conveniently located and visible off of Hwy 101. It is a flexible property providing office, retail, medical and warehouse spaces and is near numerous restaurants, hotels and amenities.

#### **Property Features**

- Highly visible digital signage available to tenants
- Loading with a combination of drive-in and dock doors.
- High traffic counts
- Improvement allowances available to qualified prospects



2026 estimated tax & CAM \$4.37 psf



Fiber and coax (Comcast)

#### **Contact Us**

**ERIC DUEHOLM**

Partner

651.621.2550

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**BEN BRUNO**

Brokerage Services

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**TONY ROSSATO**

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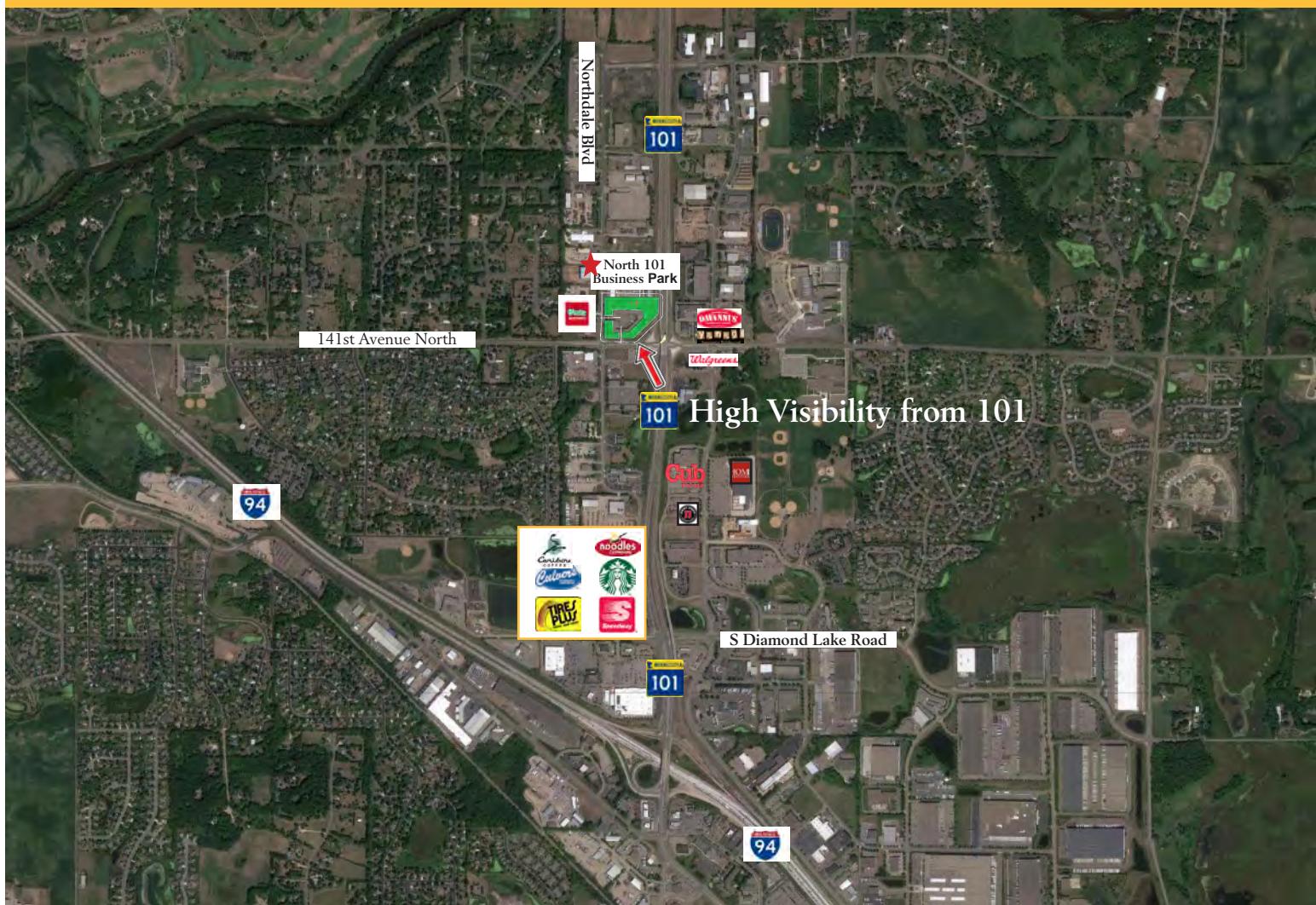
[tony@terracegroupllc.com](mailto:tony@terracegroupllc.com)

**Full Property Information at:  
north-101.com**

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29 minutes to  
Minneapolis



37 minutes to  
Saint Paul



38 minutes to  
MSP Airport



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## Available Suites



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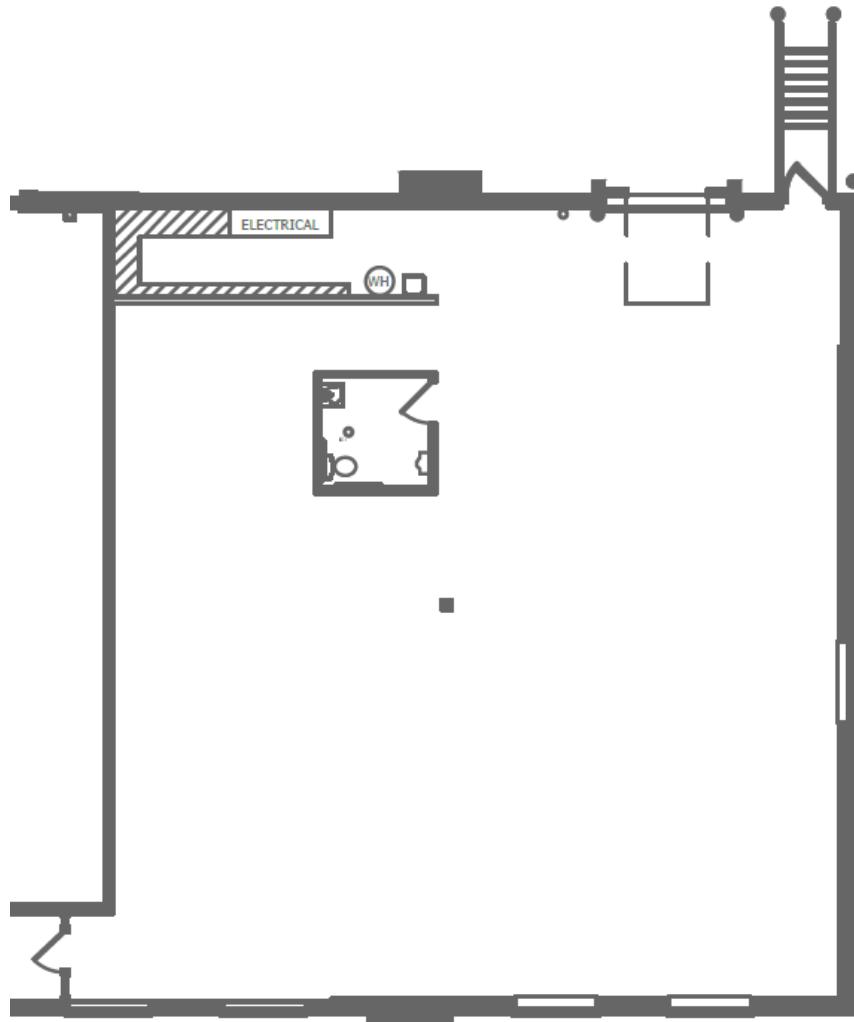
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## 14140

- 3,447sf
- Fully AC
- Dock Door
- Corner location with great glass lines
- HVAC - 6 tonage installed 2022
- Estimated Initial Monthly Gross Rent - \$5,133



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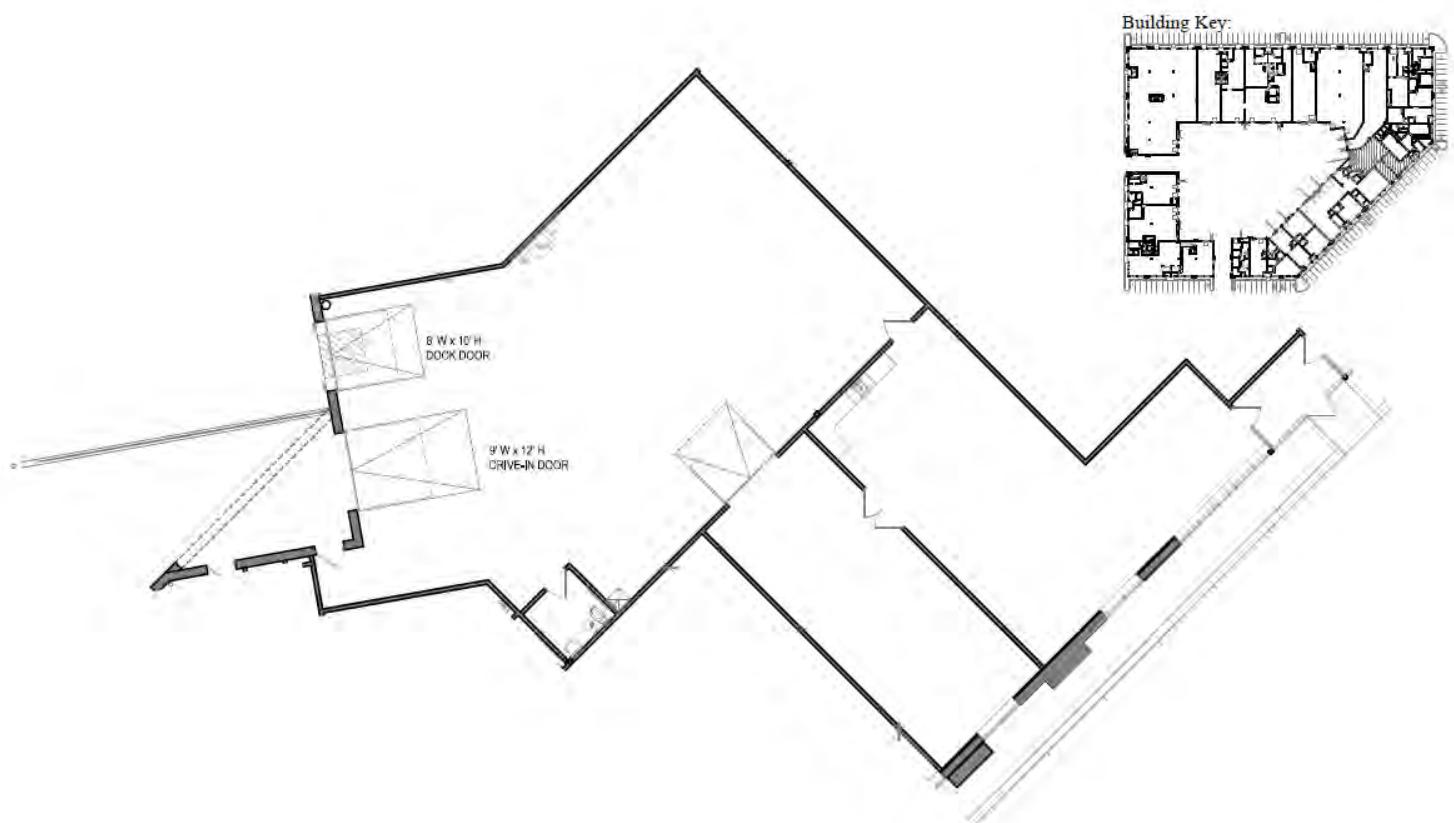
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## 14184

- 4,284sf
- Dock and Drive in Door (will need to add sizes)
- Office space open to deck
- HVAC - 4 tonage installed 2011
- Estimated Initial Monthly Gross Rent - \$5,072



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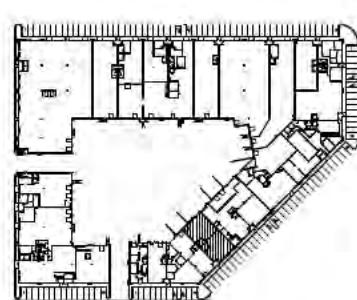
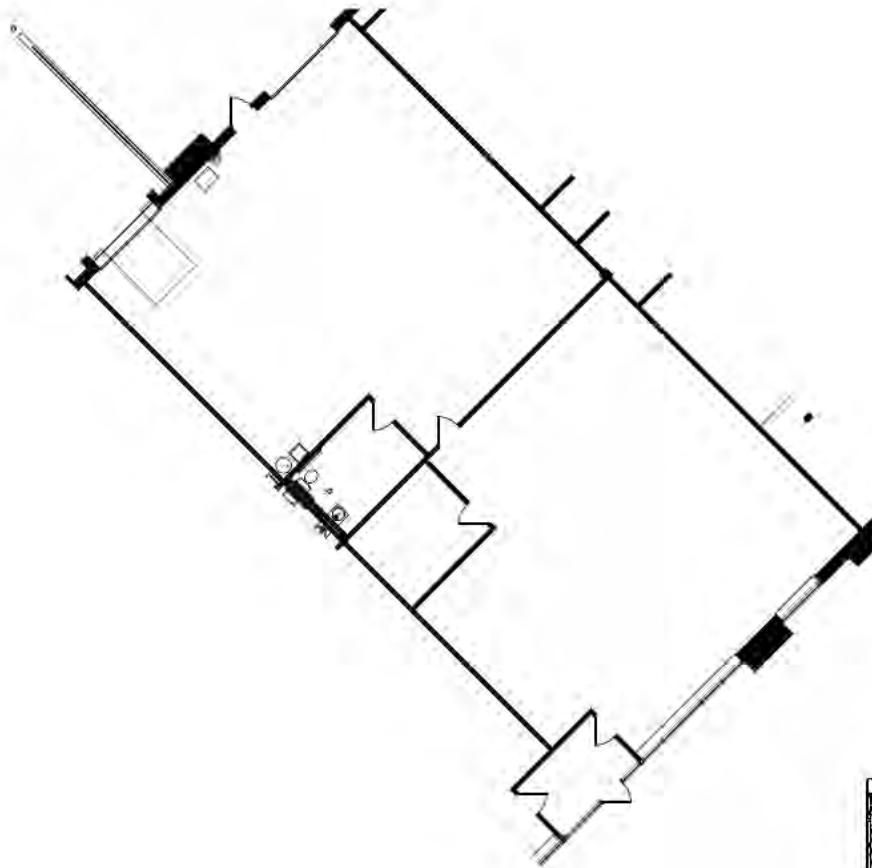
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## 14192

- 3,224sf
- Dock and Drive in Door
- Office space open to deck
- HVAC - tonage installed 2022
- Estimated Initial Monthly Gross Rent - \$4,309



*Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.*

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