



# Kinghorn Logistics Hub I

78,000 SF Available

19401 Rogers Drive Rogers, MN 55369

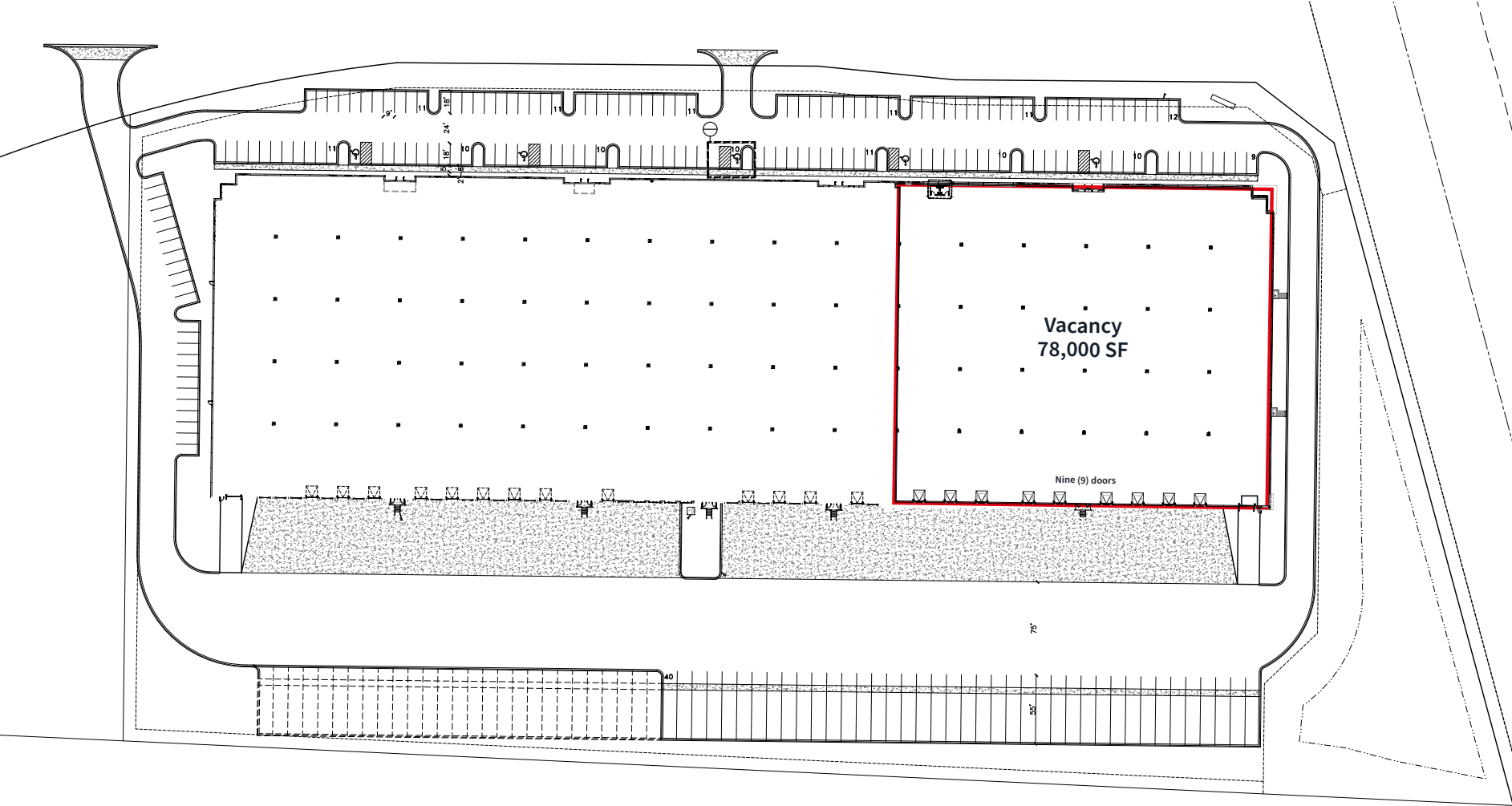
# Property details

<b>Lot size</b>	13.21 acres
<b>Building sf</b>	221,000 sf
<b>Available sf</b>	78,000 sf All warehouse with restroom
<b>Date available</b>	12/1/2024
<b>Construction</b>	Precast
<b>Clear height</b>	32'
<b>Column spacing</b>	50' X 50' with 60' speed bay
<b>Bay depth</b>	260'
<b>Bay size</b>	13,000 SF
<b>Loading</b>	Nine (9) dock doors with levelers, 1 drive-in door
<b>Truck court depth</b>	135' Deep including 60' concrete dock apron
<b>Fire prevention system</b>	ESFR, K16.8 head
<b>Warehouse lighting</b>	T-5 fixtures
<b>Parking</b>	0.79 stalls per 1,000 SF



<b>Power</b>	400 amps
<b>Trailer parking</b>	7 stalls, expandable
<b>Net rental rates</b>	Negotiable
<b>2024 Est. Tax &amp; Cam</b>	Cam \$0.96
	Tax \$2.71
	Total \$3.67

# Site plan





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