

FOR LEASE

Owned and Operated by



NORTH STAR DISTRIBUTION CENTER

19730 South Diamond Lake Rd, Rogers, MN

76,791 SF



PROPERTY HIGHLIGHTS

- Short term occupancies available
- Easy access to I-94, Highway 101 and County Rd 81
- Located in Rogers Distribution Park
- Close proximity to retail and restaurants
- Abundant glass line
- Tremendous natural light - clear story windows in each warehouse bay.
- 50' concrete apron
- 53 trailer parks (44 fenced in)
- I-1 zoning with outside storage



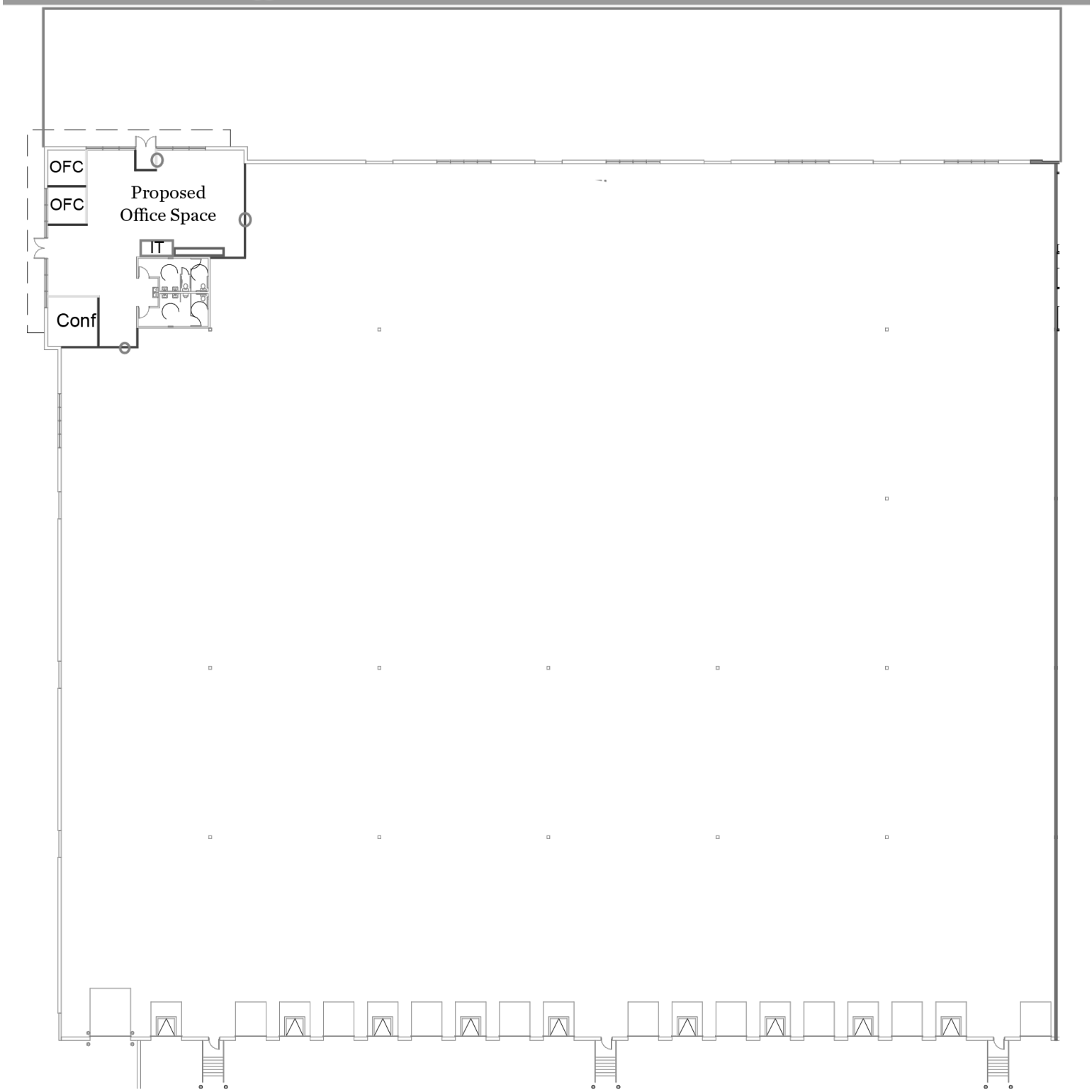
LEASING INFO & CONTACT

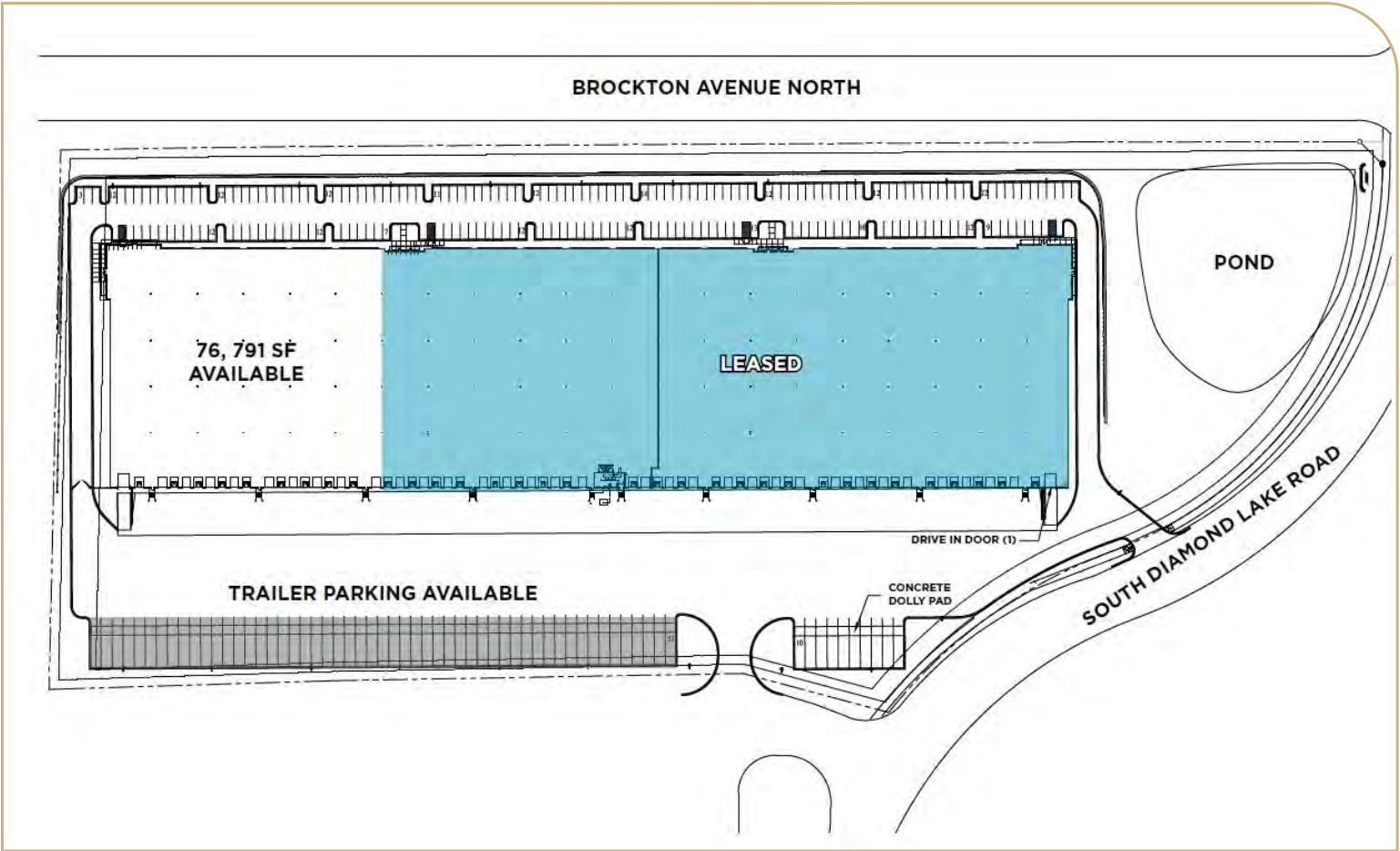
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Suite 100
Office: 3,006 SF Proposed Space
Warehouse: 73,785
Total: 76,791 SF





Building Size	271,145 SF
Total Available	76,791 SF
Clear Height	32'
Column Spacing	50' x 50' - 60' speed bay
Bay Size	13,000 SF bays
Loading	18 dock doors 1 drive-in
Parking Ratio	0.78/1,000 SF
Trailer Parking	53 (44 fenced in)
Sprinkler System	ESFR
Base Rents	Negotiable
2025 Tax/CAM	\$3.64 PSF
Power	400A, 480V

