

FOR LEASE
17,440 SF INDUSTRIAL BUILDING



FEATURES:

- 17,440 SF Industrial Building "For Lease" with office & warehouse.
- Multiple Drive-In Doors (5) 12' x 14' (1) 14' x 18'.
- Gated & secured outside storage area with key pad access.
- Strategic Rogers location with quick access to I-94 & Hwy. 101!

Lease Rates:
Negotiable

HIGHLIGHTS:

- * Large Secured Outdoor storage: 52,740 SF of fully fenced yard with keypad gated access.
- * Ideal building for contractors, fleet storage or material handling.
- * Modern exterior which was recently remodeled providing a professional image for your business.
- * Available Now with flexible leasing options tailored to your business needs!

Overview	1
Aerial Maps	2
Property Facts	3
Floor Plans	4
Photo Gallery	5-6
City Information	7



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Arrow Companies

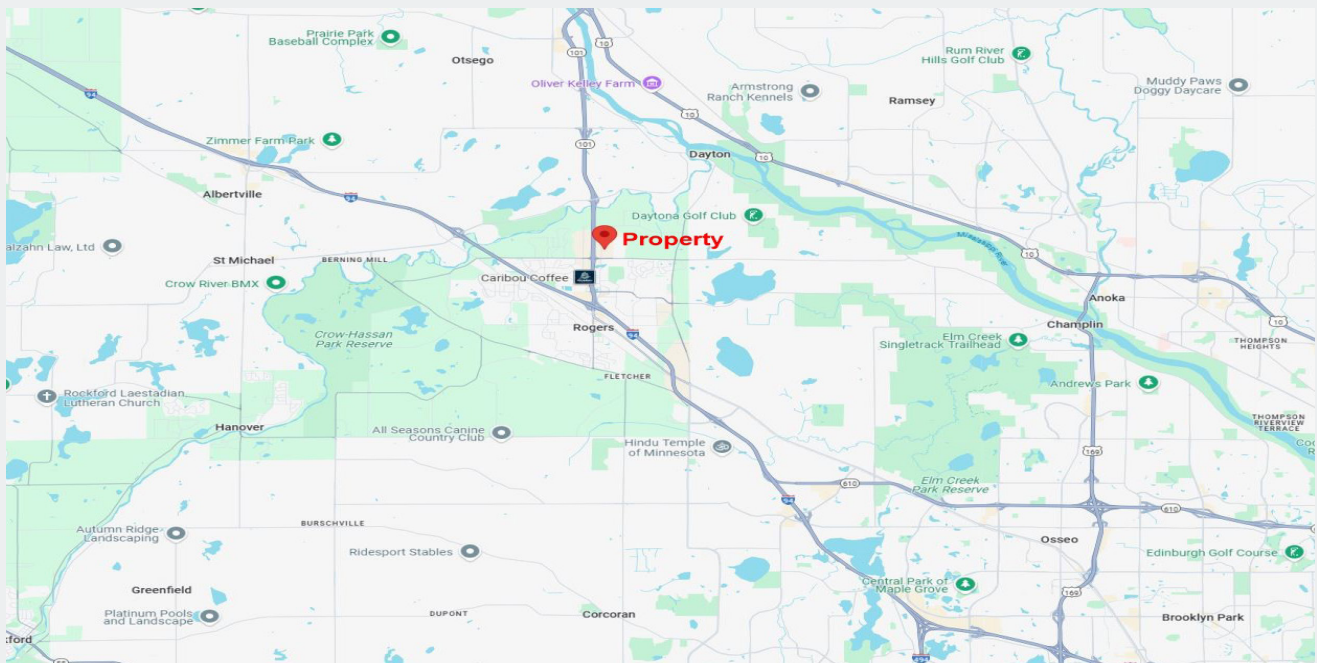
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

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AERIAL & MAP

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Industrial Building

14280 James Road

Rogers, MN 55374

PROPERTY FACTS

FOR LEASE 17,440 SF INDUSTRIAL BUILDING

BUILDING SIZE	12,560 SF - Warehouse 2,440 SF - Office <u>2,440 SF - Mezz. Office</u> 17,440 Total SF
LEASE RATES (NET)	Negotiable
YEAR BUILT	1998
LOT SIZE	3 Acres
PID #	11-120-23-43-0010
ZONING	RC (Regional Employment Center)
ELECTRICAL SERVICE & HVAC	600 amp, 208 volt, 3-phase / Rooftop & Radiant Heat
OUTSIDE STORAGE	52,740 SF Gated access with ability to drive around lot
CLEAR HEIGHT	16' - Warehouse
BUILDING DIMENSIONS	100' x 150'
FLOOR THICKNESS	6' Slab on Grade
DOCKS	(1) 10' x 10' (Open to raised dock)
DRIVE-INS	(5) 12' x 14' with Flammable Waste Traps (1) 18' x 14'
UTILITIES	Xcel Energy - Electric, City Water, City Sewer, Center Point Energy - Gas
2025 REAL ESTATE TAXES	\$59,717.60

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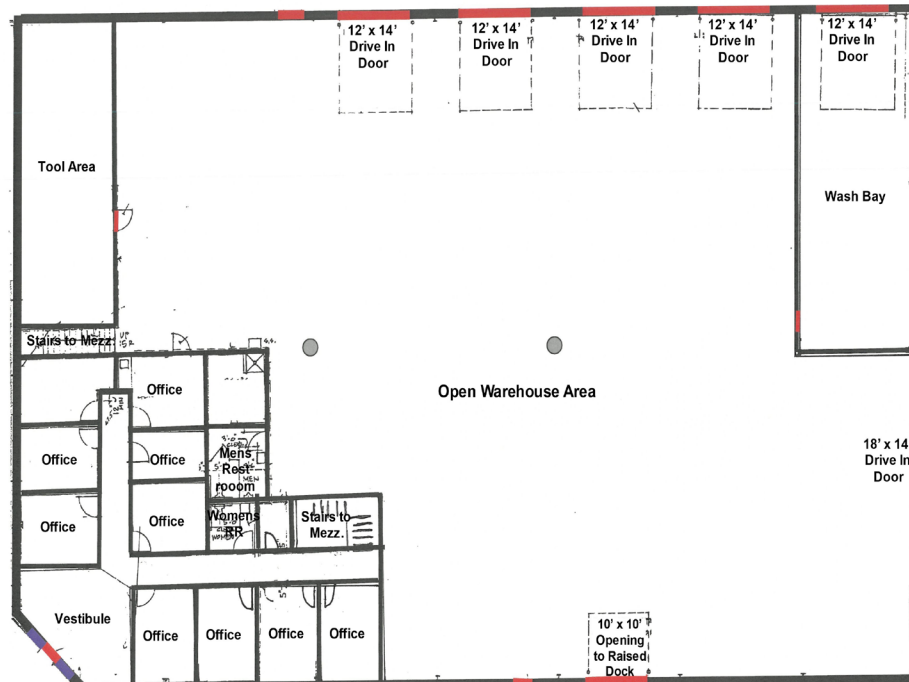
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FLOOR PLAN

FOR LEASE
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★ Floor plan includes similar sized mezzanine office space of 2,440 SF.

2,440 SF Office
2,440 SF Mezz. Office
12,560 SF Warehouse
17,440 SF Total

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PHOTO GALLERY

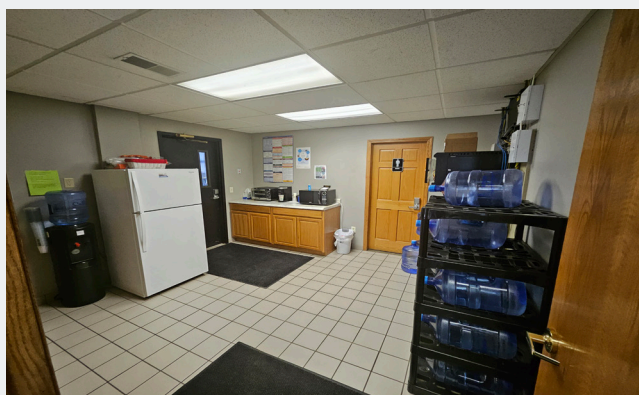
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Reception Area



Large Mezz. Office



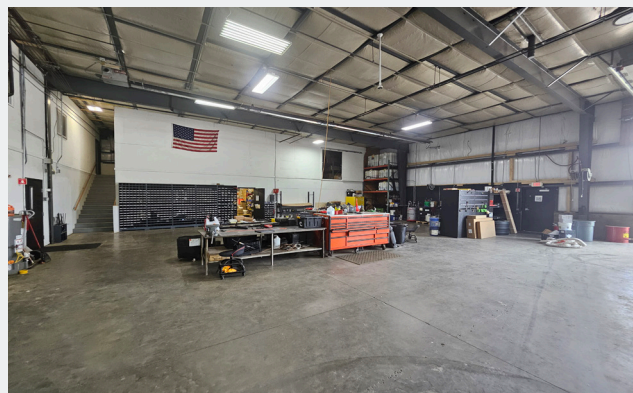
Breakroom Area



Mezz. Conf. Room



Warehouse View



Parts Room View

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OUTSIDE GALLERY

**FOR LEASE
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Front View



Drive-In Doors



Secured Outside Storage



Raised Dock View

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CITY INFORMATION

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POPULATION (5 MILE RADIUS)	2010 Population - 10,433 2024 Population - 15,080 2028 Population Projection - 16,039
AVERAGE HOUSEHOLD INCOME	2024 - \$127,020
CITY OF ROGERS	<p><i>R</i>ogers is on the rise as a thriving and growing regional hub that takes advantage of its unique location at the edge of the Twin Cities metropolitan region, within the Interstate 94 growth corridor between the Twin Cities and St. Cloud, and on the main routes to northern Minnesota recreational lake destinations. Rogers is the main commercial, industrial and travel hub in northwestern Hennepin County. In step with continuing regional growth and expansion of the regional roadway and transit systems, Rogers is committed to growing as a regional center for industries, retail businesses and jobs. As a local community, Rogers is a well-balanced, full service city that meets citizens desires for living, work-ing, shopping and playing. The community takes great pride in its small town atmosphere of strong neighborhoods, local schools, community churches and organizations, excellent public services, and a traditional downtown. To ensure that Rogers has a unique community identity long into the future, Rogers keeps its eye on preserving its small town character and enhancing its original downtown area. To balance the community's local and regional functions, the community will diligently plan for improving transportation accessibility within Rogers. Rogers views its continuing growth and change as opportunities to create an even better local community for citizens.</p> <p>As the city grows, particularly with the annexation of Hassan Township, Rogers values and is focused on maintaining its identity as a city at the urban/rural edge of the Twin Cities metro area. The city is virtually surrounded by natural areas, including the Crow River, Fox Creek and Rush Creek, lakes to the east and west, two regional park reserves, and the rural countryside. Through strategic planning of growth areas and the parks, open space and trail system, the city is committed to preserving the unique sense of place and livability of the community.</p>

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