



FOR LEASE

5,000 SF AVAILABLE (Starting 11/1/26)

INDUSTRIAL FLEX BUILDING
I-94 FRONTAGE



CHAD WEEKS
612.619.9911
cweeks@arrowcos.com



JEFF PENFIELD
612.325.2067
jpenfield@arrowcos.com



19340 LINDEN DRIVE
ROGERS, MN 55374

HIGHLIGHTS



19340 LINDEN DRIVE
ROGERS, MN 55374

- 19340 Linden Drive is a 5,000 sf free-standing flex building offering a well-appointed 1,200 sf office build-out and 3,800 sf warehouse.
- This property is strategically located in the growing Rogers business community, offering convenient access to I-94 and Highway 101 and excellent connectivity throughout the northwest Twin Cities metro. Rogers has become an established hub for industrial, distribution, manufacturing and service businesses, supported by a growing population, strong household demographics and an expanding employment base. The area also offers convenient access to restaurants, retail, lodging and other business amenities.
- With continued residential and commercial development throughout Rogers, the property is well positioned for companies seeking a highly accessible location within one of the northwest metro's growing business corridors.



ARROW REAL ESTATE CORP.

7365 KIRKWOOD COURT N., SUITE 335

MAPLE GROVE, MN 55369

(763) 424 - 6355

WWW.ARROWCOS.COM



LOCATION HIGHLIGHTS

Strategically located in Rogers, MN, the property offers convenient access to I-94 and Highway 101, providing easy access to Maple Grove, one of the northwest's largest retail and employment centers. The property also offers excellent connectivity to the Twin Cities metro area and the greater Minneapolis area, supporting a growing commercial and industrial market.

FACTS



19340 LINDEN DRIVE
ROGERS, MN 55374

- 5,000 SF Available "For Lease"
- 1,200 SF (Office) & 3,800 SF (Warehouse)
- Clear Height - 13'
- (1) 8' x 8' Dock Door / (1) 12' x 12' Drive-In Door
- 9 on-site parking stalls
- Direct frontage and access off I-94 via Linden Dr.
- Lease Type: NNN (Tenant pays pro-rata share of taxes & insurance)
- 2026 Estimated Taxes & Insurance: \$3.30 / psf/ Yr
- Available: November 1, 2026

LEASE RATE:

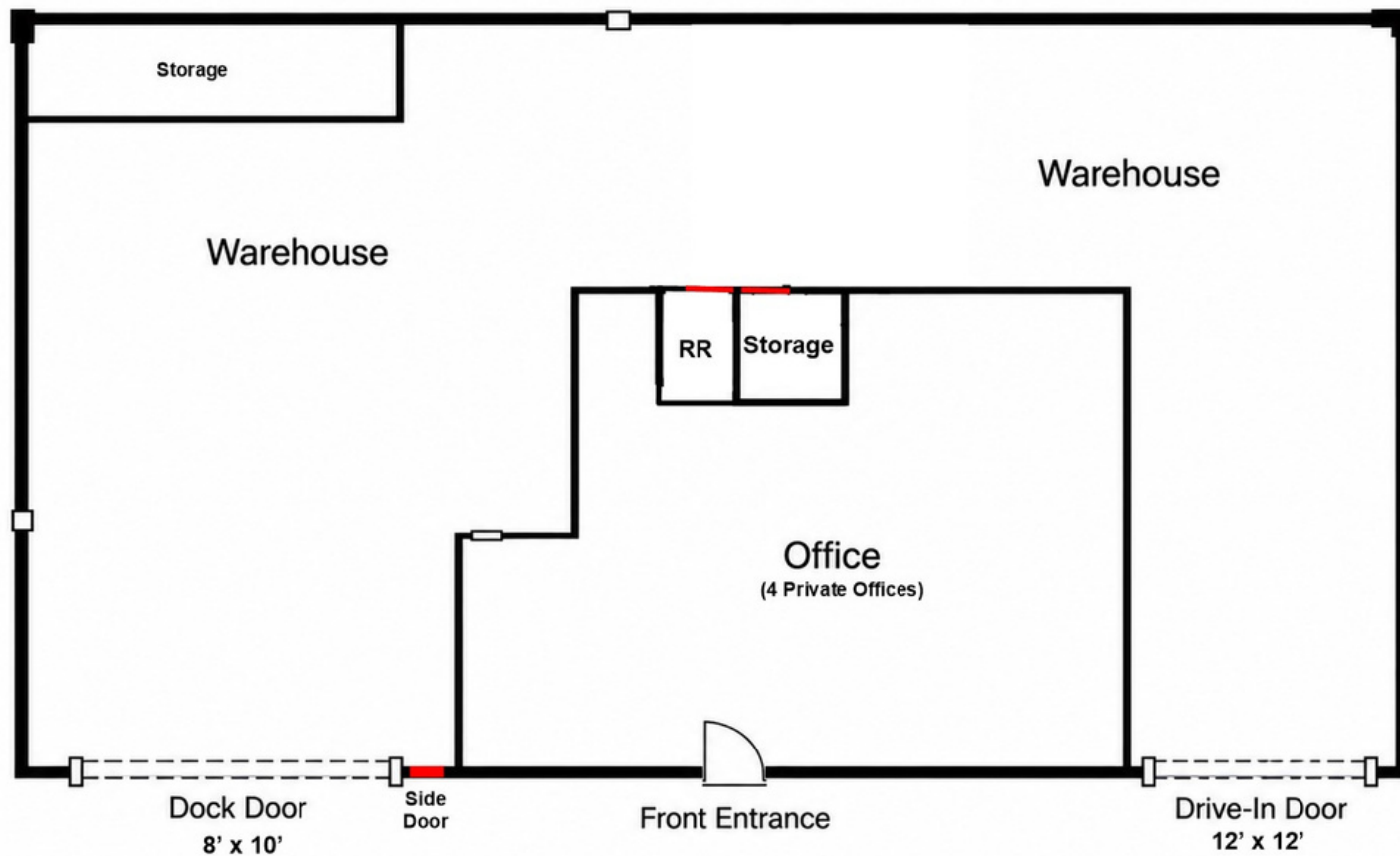
\$12.00 / psf NNN



FLOORPLAN



19340 LINDEN DRIVE
ROGERS, MN 55374



PHOTOS



19340 LINDEN DRIVE
ROGERS, MN 55374



PHOTOS



19340 LINDEN DRIVE
ROGERS, MN 55374





ROGERS IS ONE OF THE NORTHWEST TWIN CITIES METRO AREA'S RAPIDLY GROWING COMMUNITIES, STRATEGICALLY POSITIONED AT THE INTERSECTION OF I-94 AND HIGHWAY 101. THE CITY COMBINES EXCELLENT REGIONAL TRANSPORTATION ACCESS WITH A STRONG AND EXPANDING RESIDENTIAL, COMMERCIAL AND INDUSTRIAL BASE.

ROGERS HAS AN ESTIMATED 2025 POPULATION OF APPROXIMATELY 15,600, REPRESENTING GROWTH OF MORE THAN 17% SINCE 2020, WITH CONTINUED GROWTH PROJECTED THROUGH 2030. THE COMMUNITY ALSO FEATURES STRONG HOUSEHOLD DEMOGRAPHICS, WITH MEDIAN HOUSEHOLD INCOME APPROACHING \$159,000.

WITH MORE THAN 11,000 JOBS, ROGERS HAS DEVELOPED INTO AN IMPORTANT EMPLOYMENT, MANUFACTURING, DISTRIBUTION AND BUSINESS CENTER SERVING BOTH THE TWIN CITIES METROPOLITAN AREA AND GREATER MINNESOTA. CONTINUED RESIDENTIAL AND COMMERCIAL DEVELOPMENT, EXCELLENT HIGHWAY ACCESSIBILITY, A STRONG RETAIL AND SERVICE BASE, AND AN ATTRACTIVE QUALITY OF LIFE MAKE ROGERS AN EXCELLENT LOCATION FOR BUSINESSES LOOKING TO ESTABLISH OR EXPAND THEIR PRESENCE IN THE NORTHWEST METRO.

