



TRANSWESTERN

REAL ESTATE
SERVICES

22000

I-94 Distribution Center



I-94 DISTRIBUTION CENTER

78,456 SF AVAILABLE

22000 INDUSTRIAL BLVD | ROGERS, MN 55374

PROPERTY SPECIFICATIONS



Property Features

Total SF: 297,256 SF
Clear Height: 24'
Year Built: 1993 | Expansion in 1998
Column Spacing: 42'6" x 38'6"
Fire Protection: ESFR

Expenses (2025 Estimates)

CAM: \$0.66 PSF
Tax: \$2.77 PSF
Insurance: \$0.18 PSF
Total: \$3.61 PSF

Available Space

Suite 300:
425 SF Office
22,650 SF Warehouse
23,075 SF Total*
*Contiguous Space

Suite 400:
3,253 SF Office
52,128 SF Warehouse
55,381 SF Total*
*Contiguous Space

Suite 300 & 400:
3,678 SF Office
74,778 SF Warehouse
78,456 SF Total

Loading:
3 Docks | 1 Drive-In
Available:
With 60-Day Notice

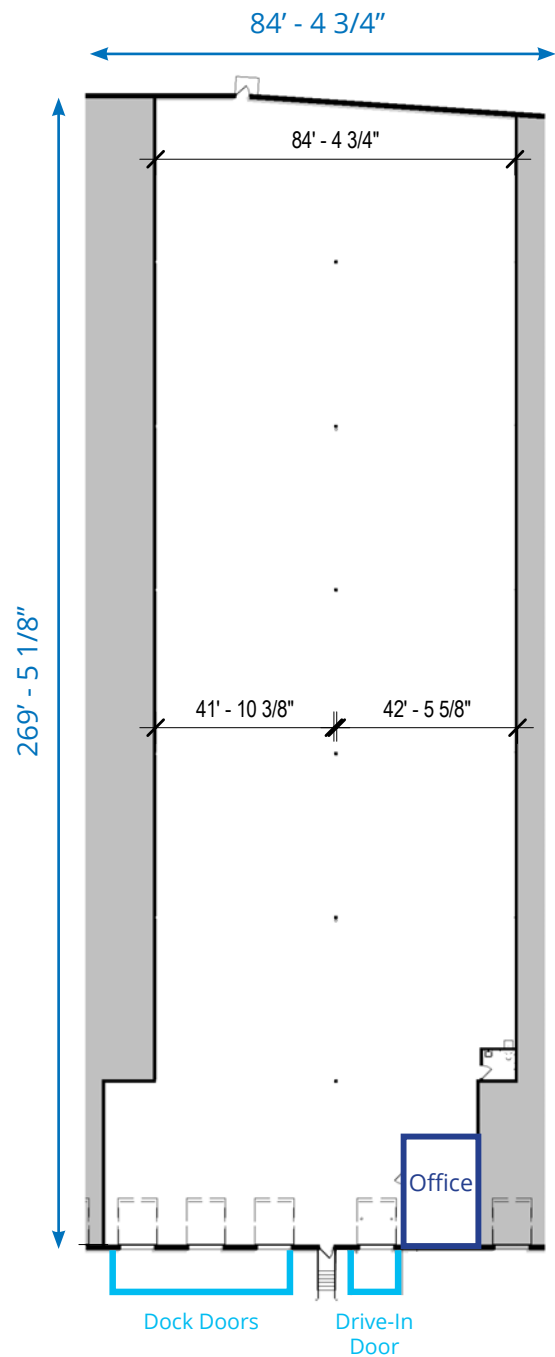
Loading:
6 Docks | 1 Drive-In
Available:
2/1/2026

Loading:
9 Docks | 2 Drive-In's

PROPERTY AERIAL



FLOOR PLAN

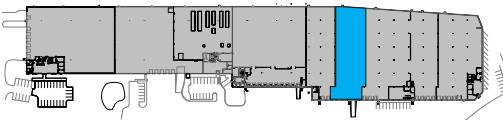


SUITE 300

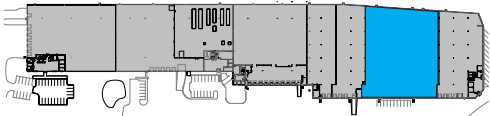
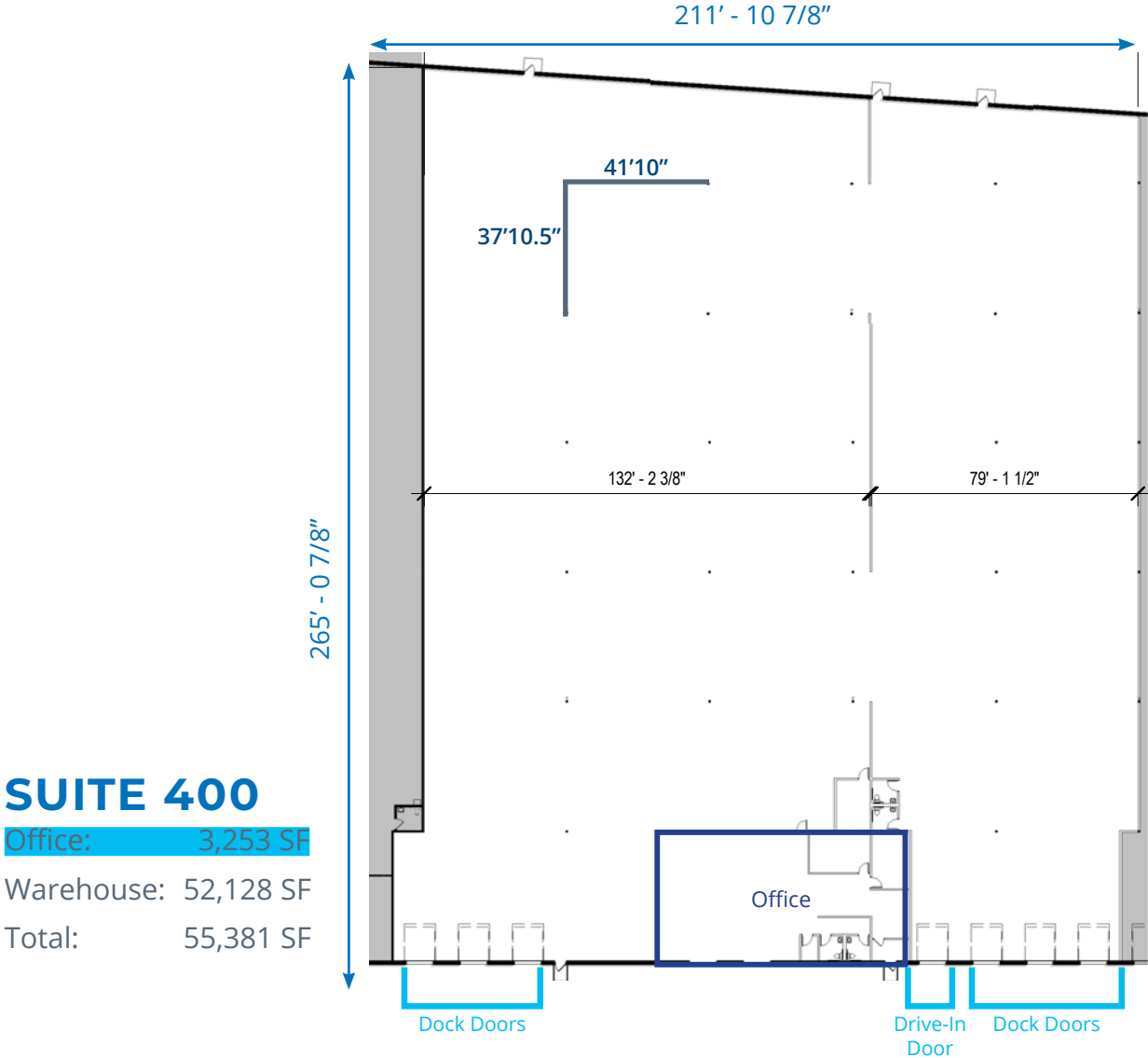
Office: 425 SF

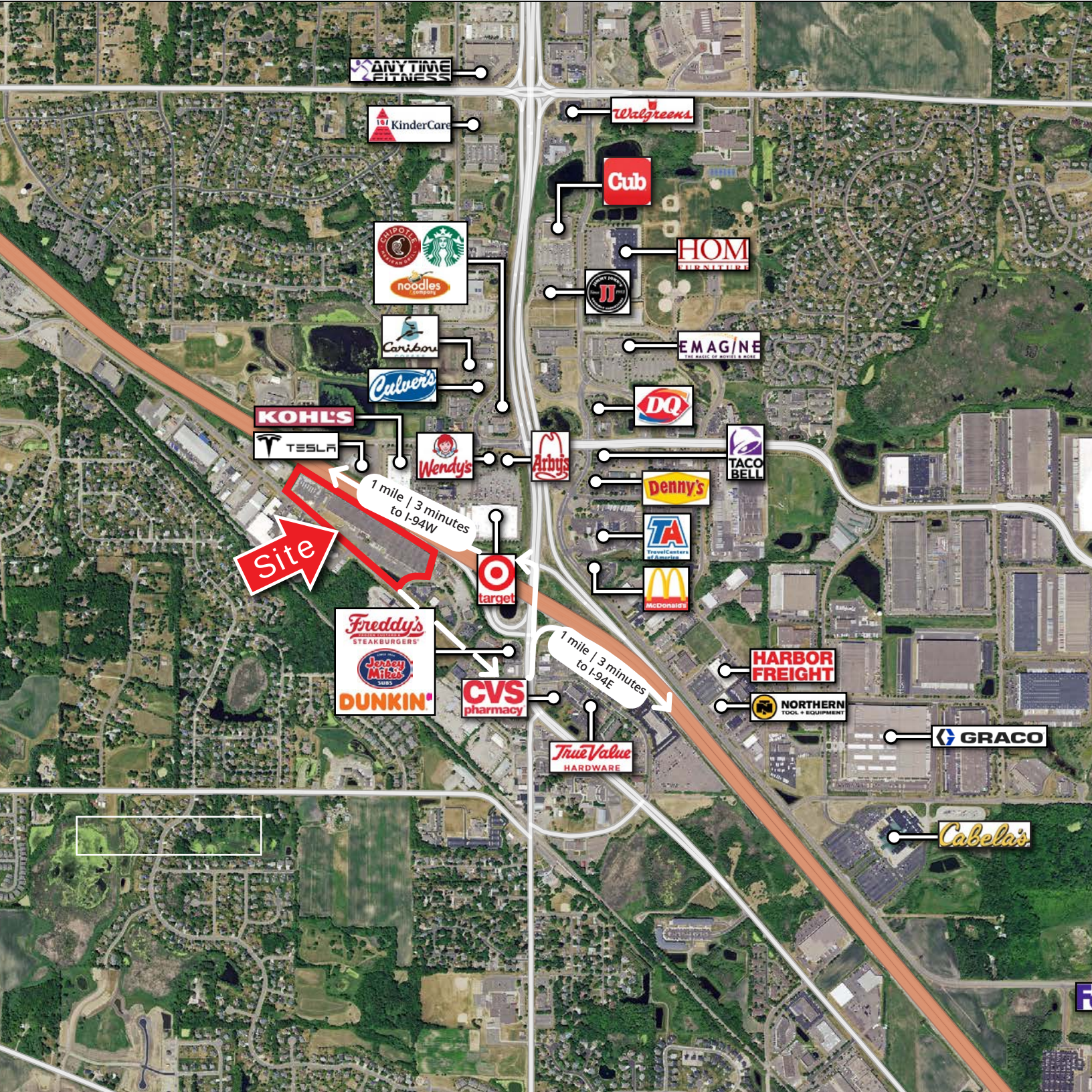
Warehouse: 22,650 SF

Total: 23,075 SF



FLOOR PLAN





ANYTIME
FITNESS

KinderCare

Walgreens

Cub

HOM
HOLDINGS

JJ

EMAGINE
THE MAGIC OF MOVIES & MORE

CHIPOTLE
MEXICAN GRILL

Starbucks

noodles
company

Caribou

Culver's

KOHL'S

TESLA

Wendy's

Arby's

DQ

TACO
BELL

Denny's

TA
TravelCenters
of America

McDonald's

Target

Freddy's
STEAKBURGERS

Jacky
Mikes
SUN

DUNKIN'

CVS
pharmacy

1 mile | 3 minutes
to I-94E

True Value
HARDWARE

HARBOR
FREIGHT

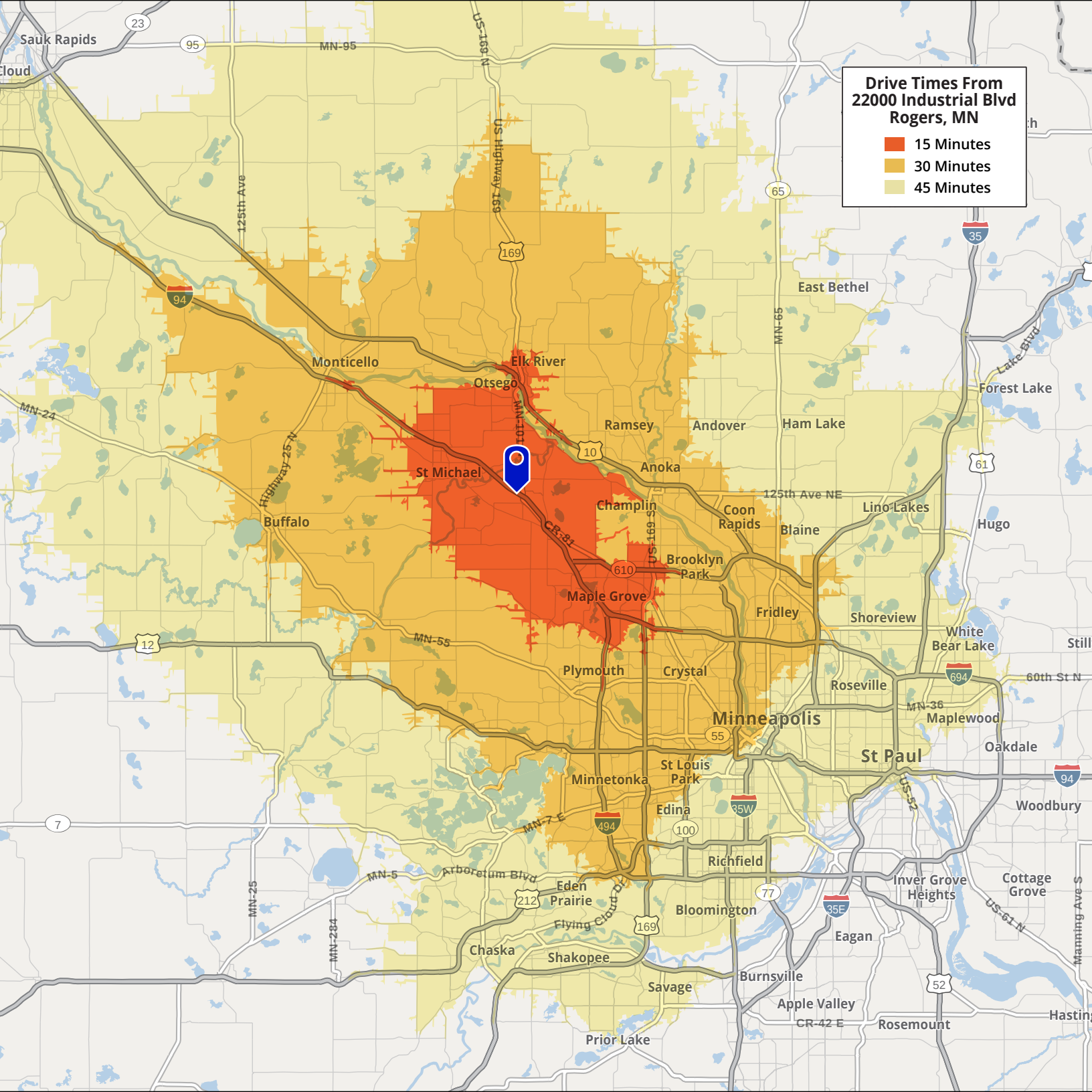
NORTHERN
TOOL & EQUIPMENT

GRACO

Cabela's

Site

1 mile | 3 minutes
to I-94W





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SERVICES



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