



Industrial Building

14280 James Road

Rogers, MN 55374

FOR SALE/LEASE

15,000 SF Industrial Building

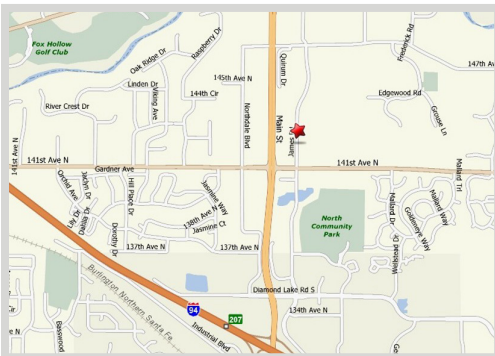


FEATURES:

- 15,000 SF Industrial Building - FOR SALE
- Located North of I-94 just off Hwy 101
- Fenced in outside storage
- Great owner/user opportunity!!!

Sale Price
\$1,050,000

Lease Rates
\$4.75-\$8.75/psf



FACTS:

- ▲ \$31,239.50 - 2017 Property Taxes
- ▲ PID #11-120-23-43-0010
- ▲ 16' Warehouse Clear Height
- ▲ (5) Drive-in Doors & (1) Dock Door

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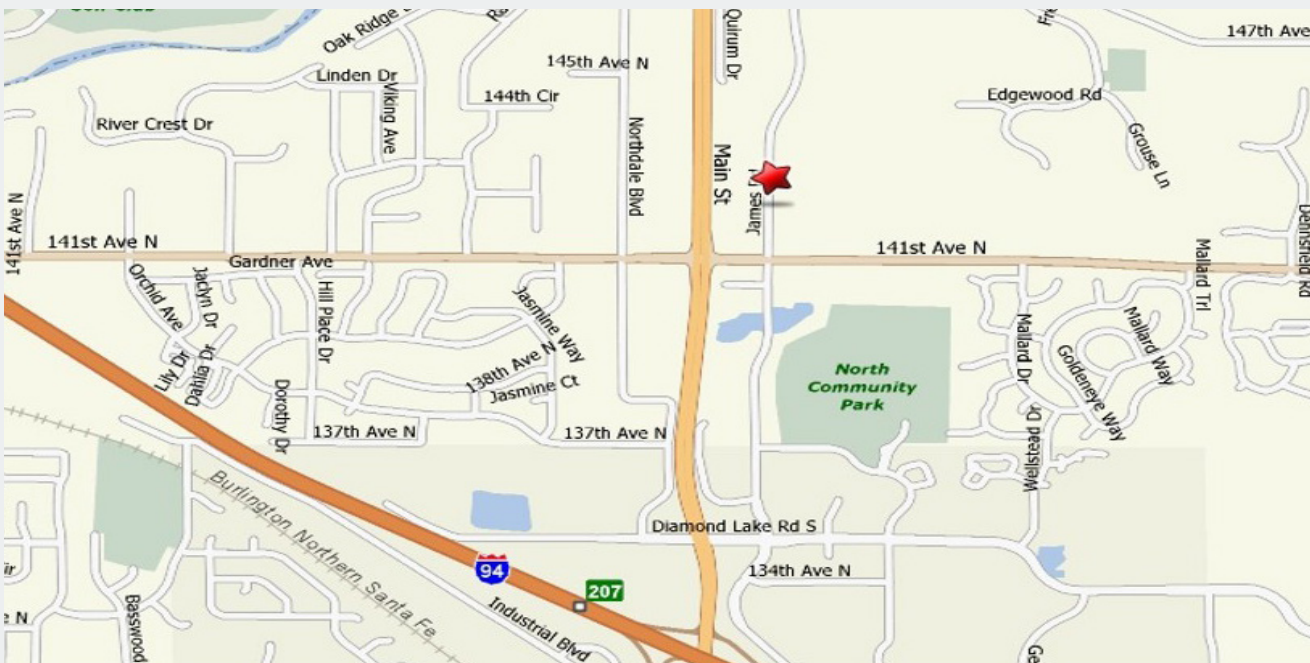
Maple Grove, MN 55369

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AERIAL & MAP

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PROPERTY FACTS

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BUILDING SIZE	13,500 SF - Warehouse <u>1,500 SF - Office</u> 15,000 Total SF
SALE PRICE	\$1,050,000
LEASE RATES (NET)	\$8.75/psf - Office \$4.75/psf - Warehouse \$0.75/psf - Outside Storage <i>*Property Tax - \$2.10/psf</i>
YEAR BUILT	1998
LOT SIZE	3 Acres
PID #	11-120-23-43-0010
ZONING	B-3
ELECTRICAL SERVICE	600 amp, 208 volt, 3-phase
HVAC SYSTEMS	Rooftop & Radiant Heat
CLEAR HEIGHT	16' - Warehouse
FIRE PROTECTION	None
BUILDING DIMENSIONS	100' x 150'
FLOOR THICKNESS	6' Slab on Grade
DOCKS	(1) 10' x 10'
DRIVE-INS	(5) 12' x 14' with Flammable Waste Traps
UTILITIES	Xcel Energy - Electric, City Water, Sewer- Mound, Center Point Energy - Gas
2017 REAL ESTATE TAXES	\$31,239.50

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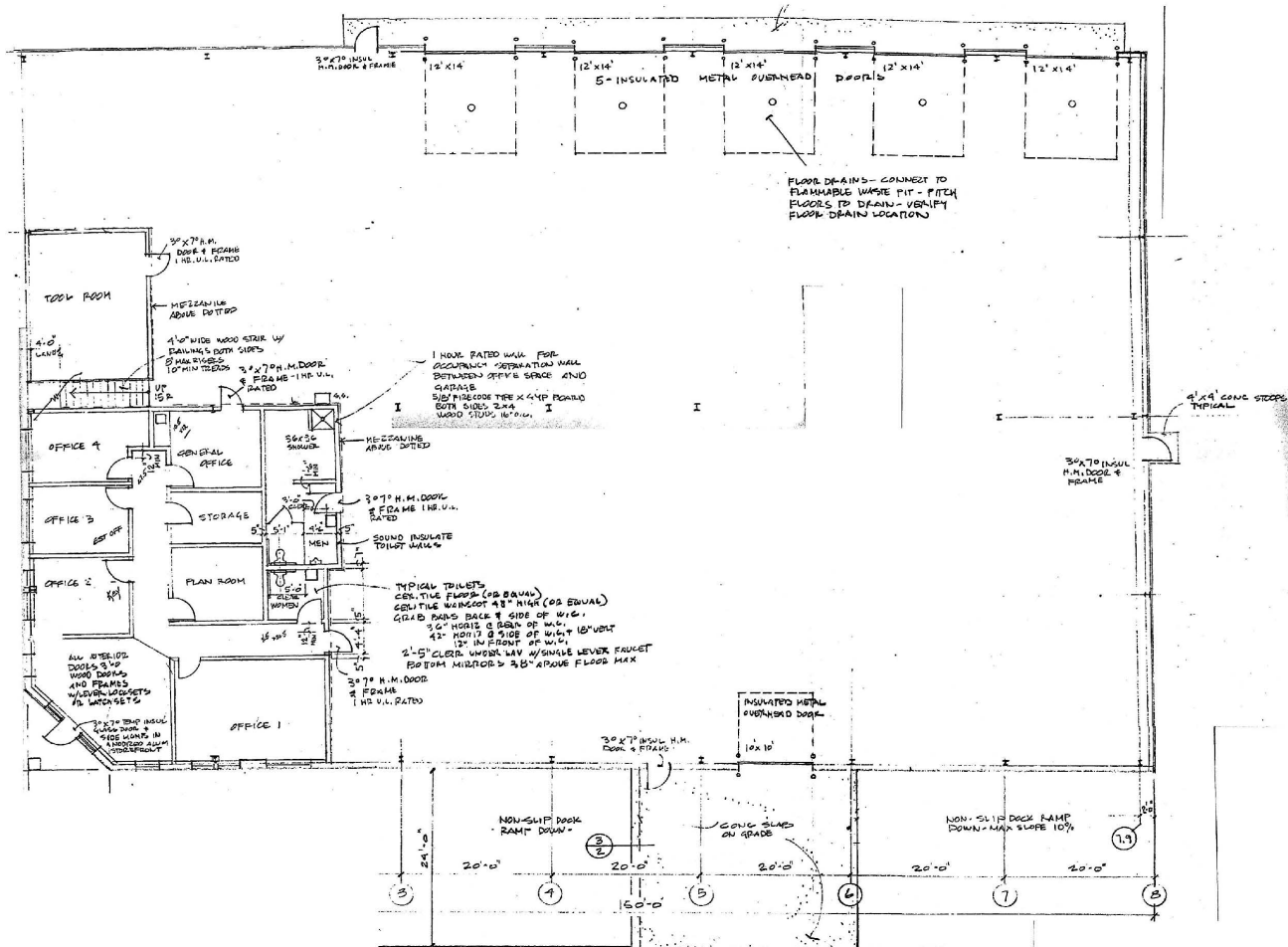
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FLOOR PLAN

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PHOTO GALLERY

FOR SALE/LEASE

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Front Lobby Area



Office



Breakroom Area



Office



Drive-In Doors



Mezzanine

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OUTSIDE GALLERY

FOR SALE/LEASE
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Front View



Drive-In Doors



Secured Outside Storage



Aerial Shot

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