



Industrial Building

14360 James Road

Rogers, MN 55374

FOR SALE - 14,560 SF Industrial Building



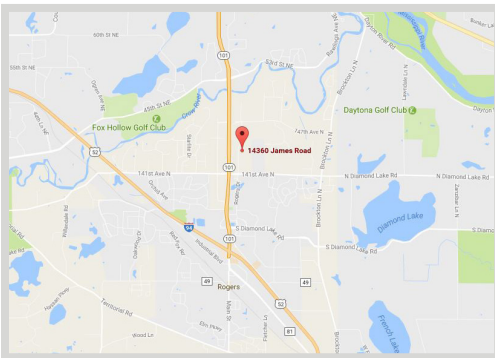
FEATURES:

- 3 acre lot with potential outside storage
- Located in a highly industrialized area with easy access to Hwy 101
- Hooked up to city water & sewer with no assessments
- Options for building and/or parking expansion

Sale Price

\$1,150,000

Property Taxes - \$40,729.28 (2017)



FACTS:

- ▲ PID #11-120-23-42-0010
- ▲ 4 Drive Thru Doors
- ▲ 1 Drive-in (Wash Bay)
- ▲ Month-to-month tenants in place

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Arrow Companies

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AERIAL & MAP

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PROPERTY FACTS

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BUILDING SIZE	8,300 SF - Warehouse 3,060 SF - Office <u>3,200 SF - Mezzanine</u> 14,560 Total SF
YEAR BUILT	2001
LOT SIZE	3.00 Acres
PID #	11-120-23-42-0010
ZONING	C-3
WATER & SEWER	Connected to city water and sewer
POWER	208 volts 3-phase 1200 amps
HVAC	Main Level- Split system heating and air Mezzanine- 2.5 ton roof top unit
CLEAR HEIGHT	21' Warehouse
DRIVE-INS/DRIVE THRU	(1) 14' x 14' (8) 12' x 14'
2017 REAL ESTATE TAXES	\$40,729.28
OTHER FEATURES	6 h.p. air compressor with air lines in shop Make-up air ventilation system Double radiant heat Hazardous material collection system Toro lawn sprinkler system

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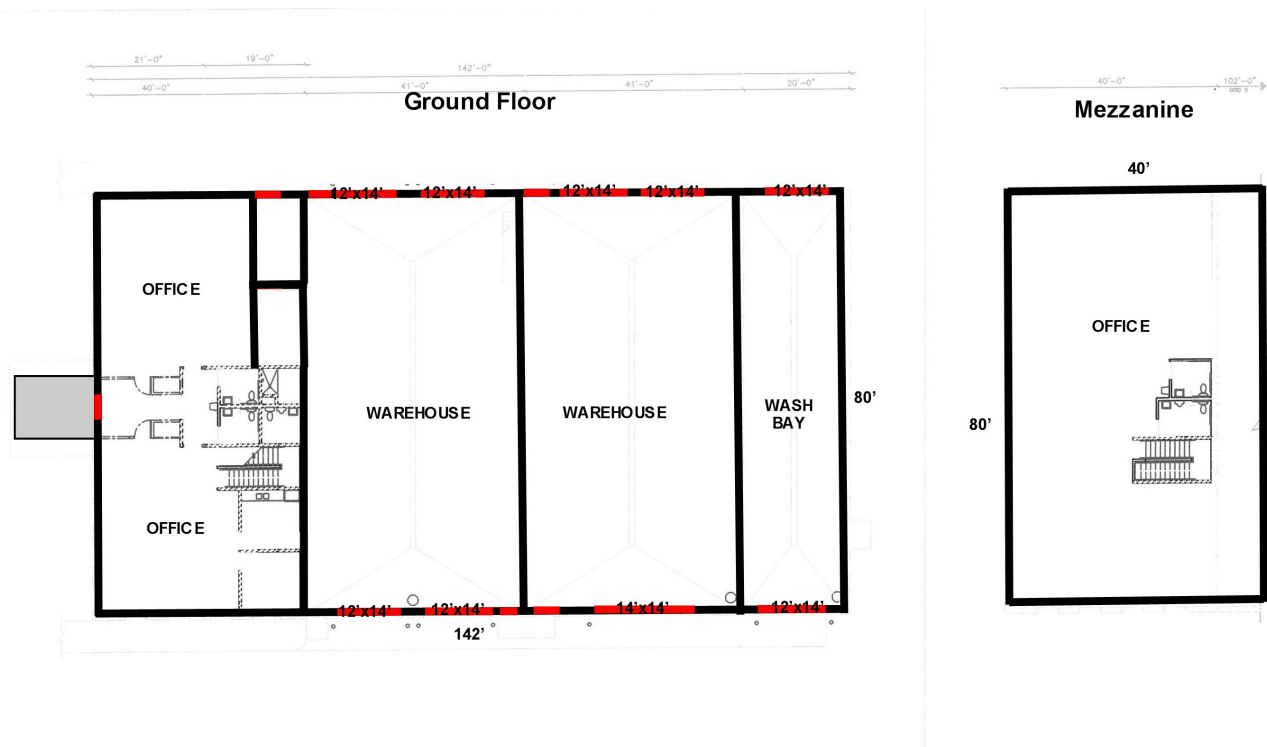
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FLOOR PLAN

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PHOTO GALLERY

FOR SALE - 14,560 SF Industrial Building



Office



Office



Office



Office



Warehouse



Warehouse

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OUTSIDE GALLERY

FOR SALE - 14,560 SF Industrial Building



Front of Building



South of Building



North of Building



Exterior Parking Area

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