



Metro Mold Building

21501 John Deere Lane

Rogers, MN 55374

FOR SALE
16,800 SF Manufacturing Building



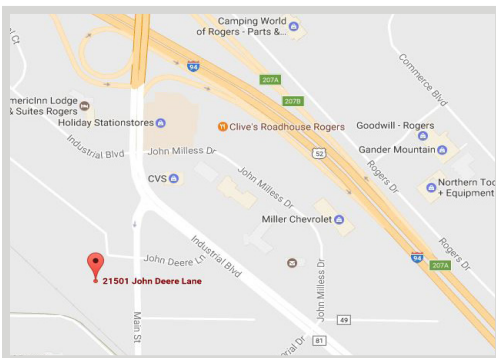
FEATURES:

- Metro Mold is moving to a new location!
- Extremely clean building ideal for any manufacturing company
- Over 50 electrical drop hook ups with 208 volt, 1,600 Amp, 3-phase power
- Fully air conditioned building including shop floor
- Easy access to CR-81, Hwy 101 & I-94

SALE PRICE:

\$975,000

2018 Taxes- \$21,613.86



FACTS:

- ▲ 16,800 SF Industrial Building
- 3,840 SF Office & 12,960 SF Warehouse
- ▲ (2) Drive-In Doors
- ▲ 14' warehouse clear height

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



Chad Weeks
612.619.9911
cweeks@arrowcos.com



Steve Fischer
612.619.9991
sfischer@arrowcos.com

Contact

Phone: 763.424.6355

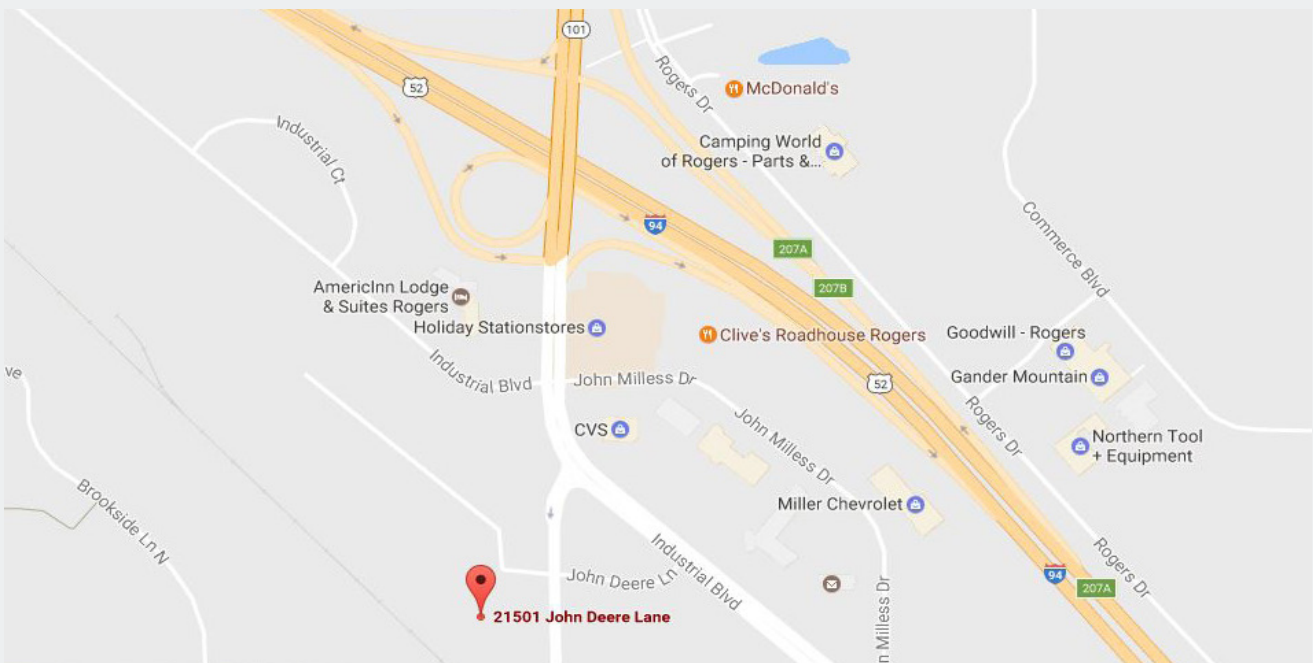
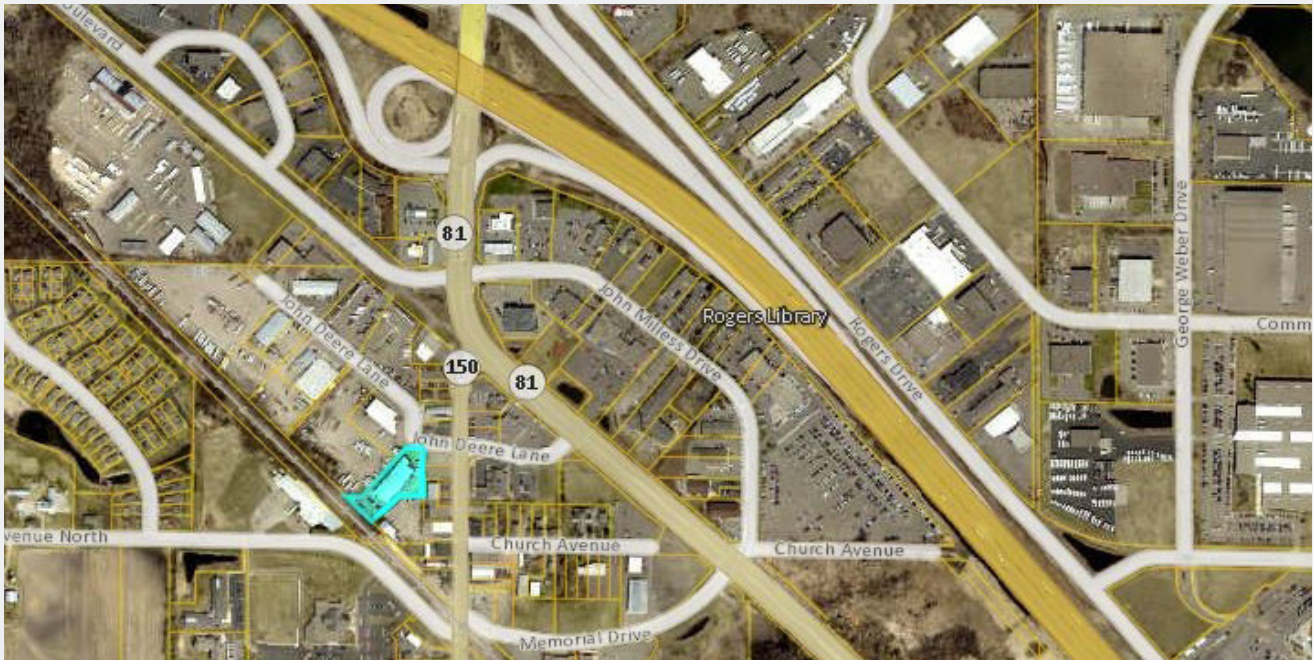
Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

FOR SALE
16,800 SF Manufacturing Building



Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com



Metro Mold Building

21501 John Deere Lane

Rogers, MN 55374

PROPERTY FACTS

FOR SALE

16,800 SF Manufacturing Building

BUILDING SIZE	3,840 SF - Office <u>12,960 SF - Warehouse</u> 16,800 Total SF
YEAR BUILT	1985 & 1997- addition
PID #	23-120-23-24-0049
ZONING	LI (Limited Industry)
ELECTRICAL SERVICE	208 volt, 1,600 Amp, 3-phase with 50+ electrical drop hook ups
HVAC SYSTEMS	Shop- 65 tons Inspection Area- 2 tons Design area- 2.5 tons Office- 5 tons
FIRE PROTECTION	None
BUILDING DIMENSIONS	80' x 200' - Main Building 20' x 40' - Office
CLEAR HEIGHT	14' - Warehouse
FLOOR THICKNESS	6" Slab on Grade - Warehouse 4" Slab on Grade - Office
DRIVE-INS	(2) 10' x 12' Drive-In Doors
PARKING	Ample Parking
WAREHOUSE LIGHTING	100' Candles of Light
UTILITIES	Xcel Energy- Electric City Water & Sewer Center Point Energy Gas
2018 REAL ESTATE TAXES	\$21,613.86

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

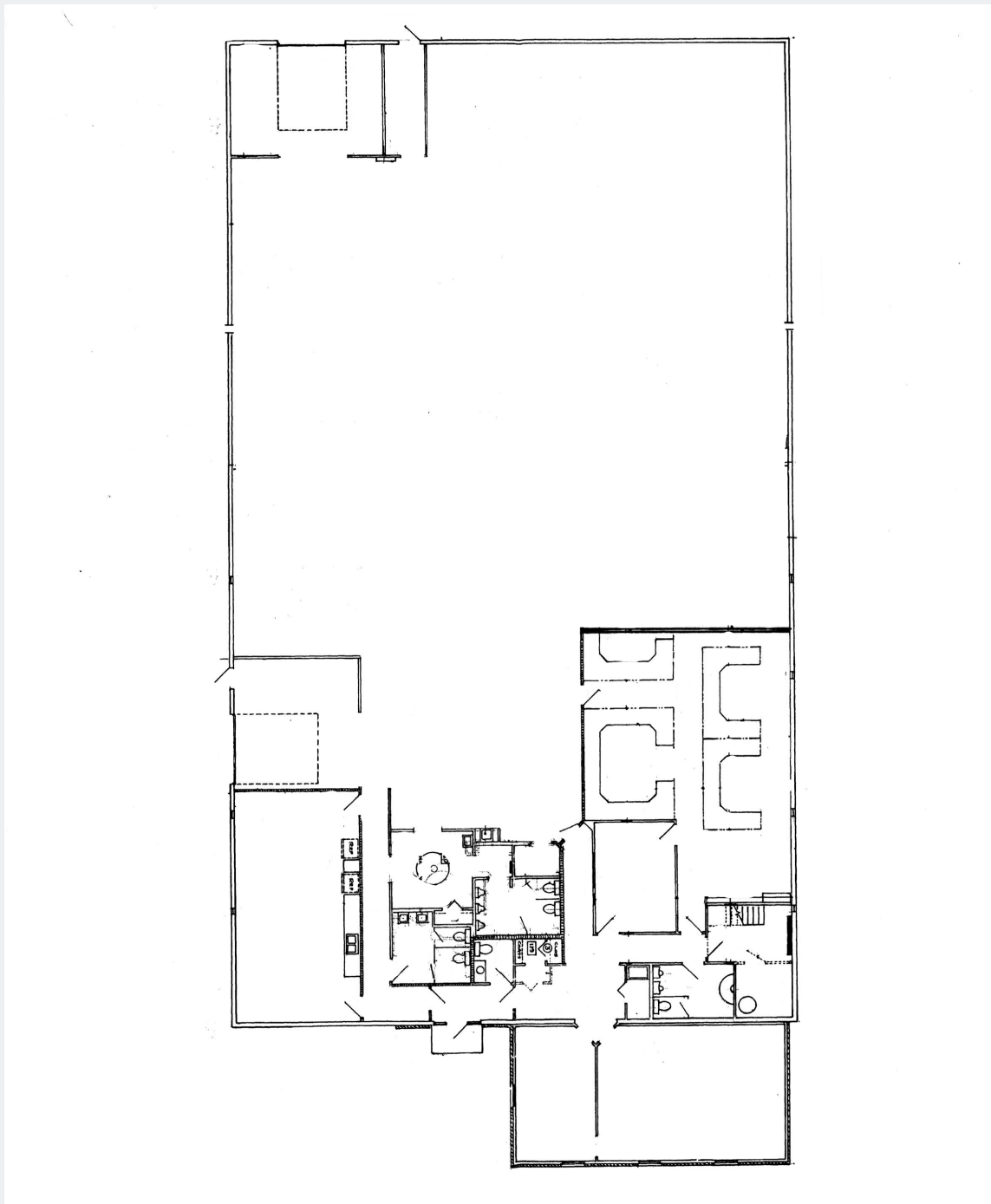
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

FLOOR PLAN

FOR SALE
16,800 SF Manufacturing Building



Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

PHOTO GALLERY

FOR SALE
16,800 SF Manufacturing Building



Front Lobby Area



Office



Conference Room



Cubical Area



Cubical Area



Break Room

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

PHOTO GALLERY

FOR SALE
16,800 SF Manufacturing Building



Inspection Area



Shop Floor



Shop Floor



Wash Area



Warehouse (Drive-in Door #1)



Warehouse (Drive-in Door #2)

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

OUTSIDE GALLERY

FOR SALE
16,800 SF Manufacturing Building



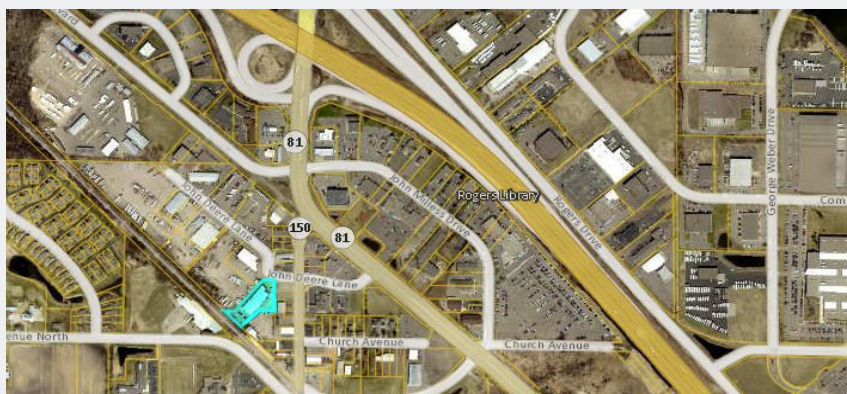
Front



Rear of Building



Side of Building



Aerial Shot

Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com