

**FOR
SALE**

INDUSTRIAL BUILDING

14280 James Road
Rogers, MN 55374



Excellent Owner/User Opportunity!

SALES PRICE:

\$975,000



Presented By:



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FEATURES

- **15,000 SF Industrial Building**
1,500 SF Office 13,500 SF Warehouse
- **Located North of I-94 just off Hwy 101**
- **16' Clear Height**
- **(5) 12'x14 Drive-in Doors & (1) 10x10 Dock Door**
- **Fenced in outside storage**

FACTS

- **\$42,281.17 2013 Property Taxes**
- **PID # - 11-120-23-43-0010**



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Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

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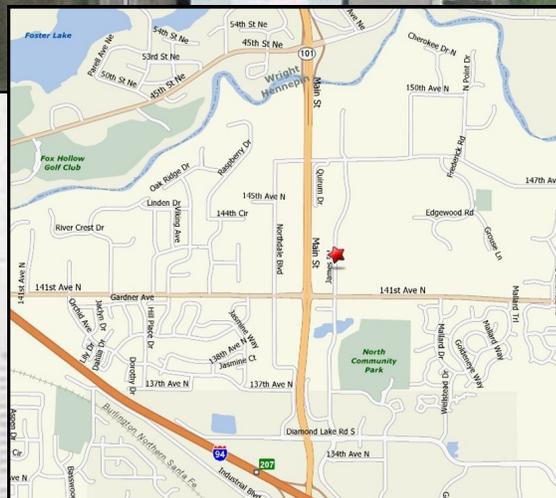
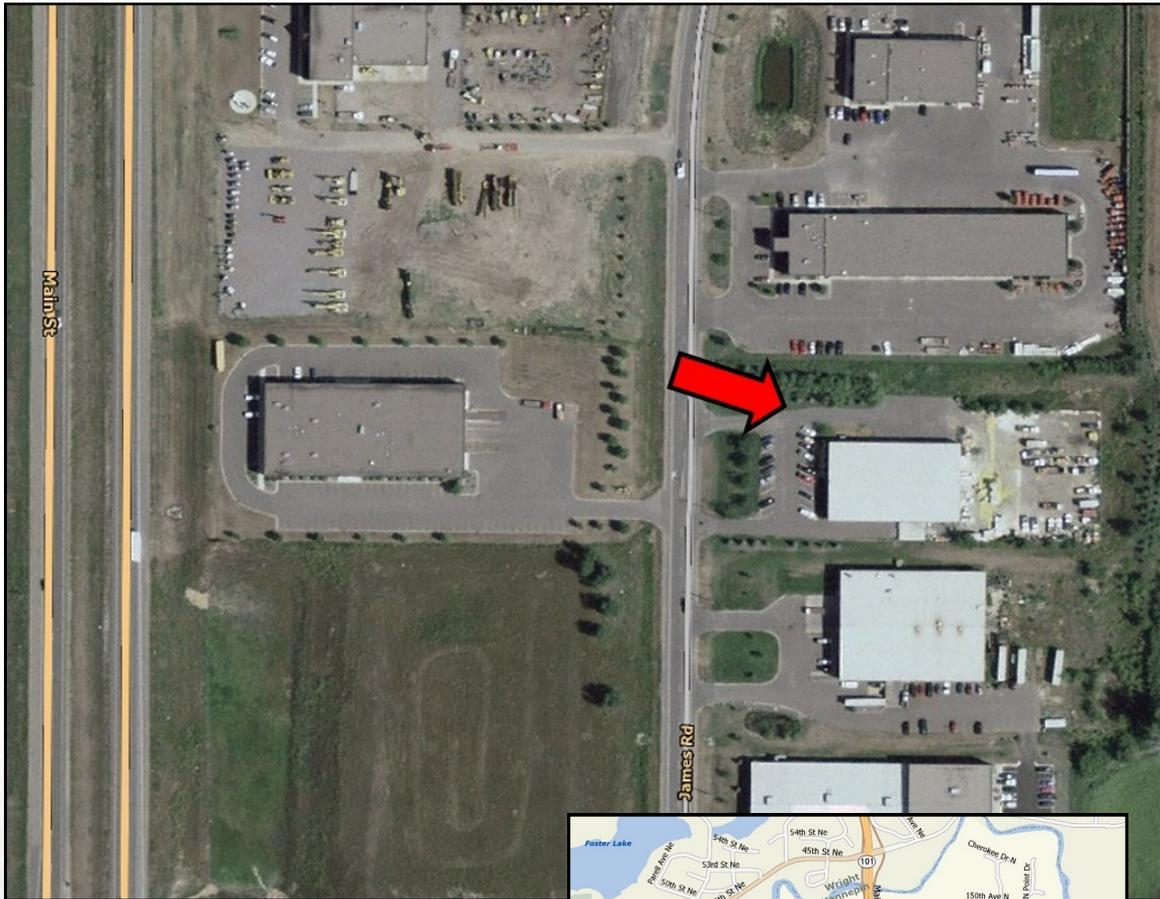
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AERIAL & MAP



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PROPERTY FACTS

Building Size:	15,000 sf
Year Built:	1998
Lot Size:	3 Acres
PID #:	11-120-23-43-0010
Zoning:	I-1
Electrical Service:	600 amp 208 volt-3 phase
HVAC Systems:	Rooftop and Radiant Heat
Fire Protection:	None
Clear Height:	16' Warehouse
Building Dimensions:	100' x 150'
Floor Thickness:	6' Slab on Grade
Docks:	One 10x10 Dock Door
Drive-Ins:	(5) 12x14 with Flammable Waste Traps
Parking:	Ample Parking
2013 Real Estate Taxes:	\$42,281.17
Utilities:	Xcel Energy - Electric City Water Sewer - Mound System Center Point Energy - Gas

Information contained herein has been obtained from resources deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it.

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PHOTO GALLERY



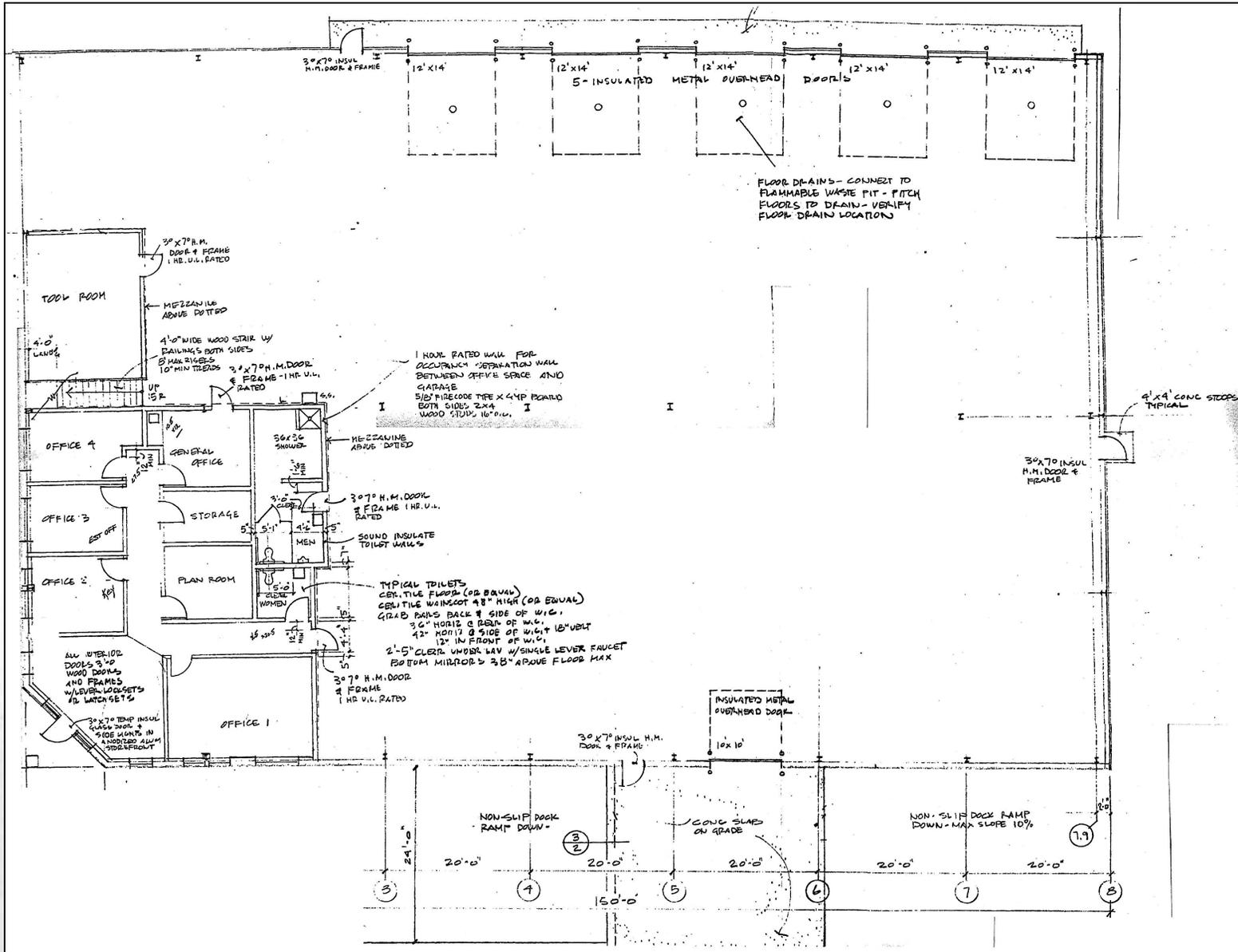
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FLOOR PLAN



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DEMOGRAPHICS

Demographic Summary Report

14280 James Rd, Rogers, MN 55374

Building Type: **Industrial** Warehouse Avail: -
 RBA: **15,000 SF** Office Avail: -
 Land Area: **3 AC** % Leased: **100%**
 Total Available: **0 SF** Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2017 Projection	3,857	15,988	33,590
2012 Estimate	3,709	15,219	32,180
2010 Census	3,663	14,940	31,711
Growth 2012 - 2017	4.00%	5.10%	4.40%
Growth 2010 - 2012	1.30%	1.90%	1.50%
2012 Population by Hispanic Origin			
	67	306	856
2012 Population By Race			
	3,709	15,219	32,180
White	3,359 90.56%	14,072 92.46%	29,802 92.61%
Black or African American	109 2.94%	286 1.88%	611 1.90%
American Indian and Alaska Native	8 0.22%	36 0.24%	105 0.33%
Asian	146 3.94%	428 2.81%	785 2.44%
Native Hawaiian and Pacific Islander	1 0.03%	6 0.04%	23 0.07%
Other Race	16 0.43%	98 0.64%	263 0.82%
Two or More Races	73 1.97%	295 1.94%	592 1.84%
Households			
2017 Projection	1,250	5,540	11,647
2012 Estimate	1,193	5,246	11,084
2010 Census	1,176	5,149	10,928
Growth 2012 - 2017	4.70%	5.60%	5.10%
Growth 2010 - 2012	1.50%	1.90%	1.40%
Owner Occupied	875 73.34%	4,373 83.36%	9,602 86.63%
Renter Occupied	318 26.66%	873 16.64%	1,482 13.37%
2012 Households by HH Income			
	1,194	5,246	11,084
Income Less Than \$15,000	44 3.69%	244 4.65%	504 4.55%
Income: \$15,000 - \$24,999	24 2.01%	142 2.71%	388 3.50%
Income: \$25,000 - \$34,999	42 3.52%	193 3.68%	528 4.76%
Income: \$35,000 - \$49,999	77 6.45%	465 8.86%	1,151 10.38%
Income: \$50,000 - \$74,999	252 21.11%	1,059 20.19%	2,583 23.30%
Income: \$75,000 - \$99,999	310 25.96%	1,258 23.98%	2,337 21.08%
Income: \$100,000 - \$149,999	298 24.96%	1,237 23.58%	2,428 21.91%
Income: \$150,000 - \$199,999	54 4.52%	329 6.27%	661 5.96%
Income: \$200,000+	93 7.79%	319 6.08%	504 4.55%
2012 Avg Household Income	\$102,499	\$97,767	\$91,137
2012 Med Household Income	\$85,222	\$83,035	\$77,971
2012 Per Capita Income	\$34,853	\$33,245	\$31,167



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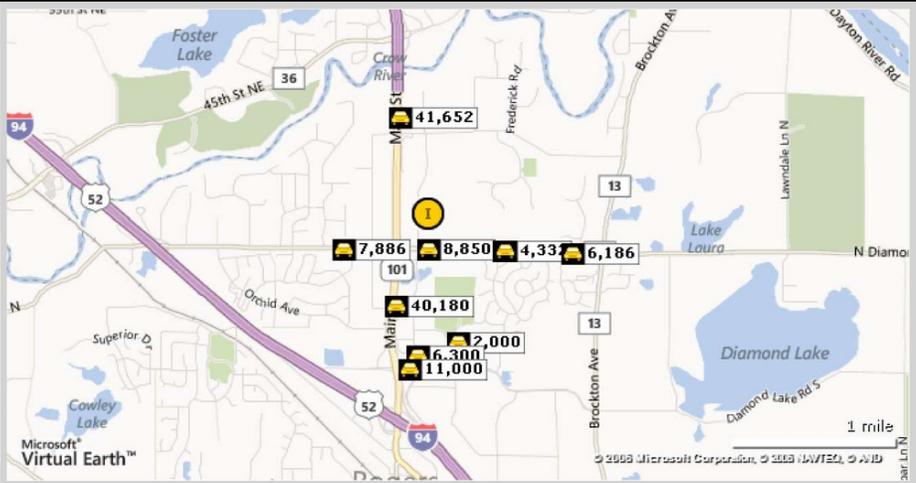
TRAFFIC SUMMARY

Traffic Count Report

14280 James Rd, Rogers, MN 55374

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 Office Avail: -
 % Leased: **100%**
 Rent/SF/Yr: -





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 141st Ave N	James Rd	0.06 W	2007	8,850	AADT	.22
2 141st Ave N	Mallard Dr	0.03 W	2006	5,254	AADT	.53
3 141st Ave N	Mallard Dr	0.04 W	2011	4,332	MPSI	.54
4 141st Ave N	Raspberry Dr	0.12 W	2011	7,886	MPSI	.56
5 Main St	137th Ave N	0.15 S	2011	40,180	MPSI	.60
6 Main St	147th Ave N	0.10 S	2011	41,652	MPSI	.62
7 Commerce Blvd	S Diamond Lake Rd	0.18 S	2007	2,000	AADT	.82
8 Rogers Dr	135th Ave N	0.10 NW	2007	6,300	AADT	.89
9 141st Ave N	Dehnsfield Rd	0.06 E	2011	6,186	MPSI	.94
10 S Diamond Lake Rd	Main St	0.06 W	2007	11,000	AADT	.98



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