

INDUSTRIAL BUILDING
FOR

SALE

INDUSTRIAL BUILDING

14680 James Road
Rogers, MN 55374



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Arrow Companies

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

PRICE REDUCTION!



Great Opportunity In Rogers!



PRICE

~~\$880,000~~

\$780,000



BUILDING FACTS

- Building Size: **14,339 SF**
- Office SF: 2,339
- WHSE SF: 12,000
- (1) Drive-In door
- (1) Dock Door



FEATURES

- Property sits on 2.16 acres (94,231 sf)
- Rear secured fenced area (116' x 29')
- 2,339 sf wood mezzanine above the offices
- Well maintained building that offers flexible loading
- Conveniently situated near Hwy 101 and I-94

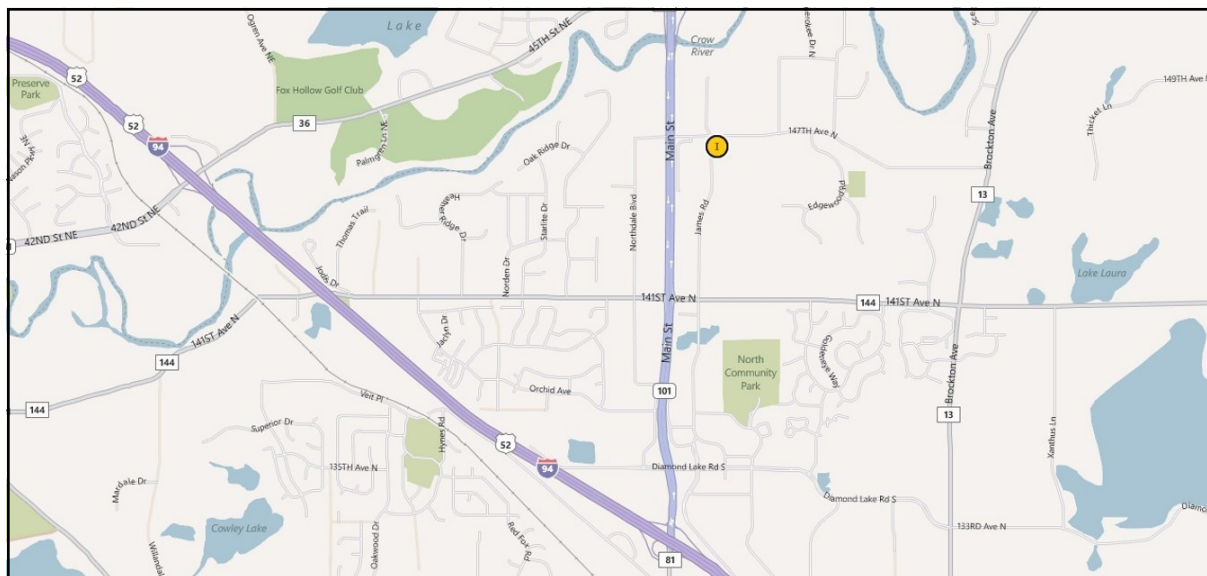
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AERIAL & MAP



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PROPERTY FACTS

Building Size:	2,339 SF-Office <u>12,000 SF– Warehouse</u> 14,339 Total SF
Year Built:	1995
Lot Size:	2.16 Acres (94,231 SF)
PID #:	11-120-23-13-0012
Zoning:	I-3, Industrial Park
Outside Storage:	Rear secured fence (116' x 29')
Electrical Service:	400 amp/208 volt/3-phase
HVAC Systems:	Offices– forced warm air and central air Warehouse– gas fired infrared space heaters
Fire Protection:	No sprinklers
Clear Height:	16'-18'
Drive-Ins:	(1) 8' wide x 10' dock door (1) 16' x 16' drive in door
Type of construction:	Steel frame Construction, painted steel panels, soffit and trim
2012 Property Taxes:	\$27,025.20
Utilities:	Private Well & Septic System Public water and sewer available in the street

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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BUILDING PHOTOS



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DEMOGRAPHICS

Demographic Summary Report

14680 James Rd, Rogers, MN 55374							
Building Type: Industrial		Warehouse Avail: -					
RBA:		Office Avail: -					
Land Area: 2.16 AC		% Leased:					
Total Available:		Rent/SF/Yr: -					
Radius		1 Mile		3 Mile		5 Mile	
Population							
2015 Projection		1,516		14,753		36,501	
2010 Estimate		1,293		12,854		32,257	
2000 Census		1,229		8,011		20,171	
Growth 2010 - 2015		17.30%		14.80%		13.20%	
Growth 2000 - 2010		5.20%		60.50%		59.90%	
2010 Population by Hispanic Origin		26		244		711	
2010 Population By Race		1,293		12,854		32,257	
White		1,248 96.52%		12,303 95.71%		30,697 95.16%	
Black or African American		9 0.70%		76 0.59%		198 0.61%	
American Indian and Alaska Native		0 0.00%		21 0.16%		114 0.35%	
Asian		9 0.70%		152 1.18%		445 1.38%	
Native Hawaiian and Pacific Islander		0 0.00%		0 0.00%		2 0.01%	
Other Race		11 0.85%		103 0.80%		303 0.94%	
Two or More Races		16 1.24%		200 1.56%		500 1.55%	
Households							
2015 Projection		461		5,034		12,353	
2010 Estimate		390		4,354		10,826	
2000 Census		366		2,661		6,548	
Growth 2010 - 2015		18.30%		15.60%		14.10%	
Growth 2000 - 2010		6.60%		63.60%		65.30%	
Owner Occupied		369 94.62%		4,105 94.28%		10,241 94.60%	
Renter Occupied		21 5.38%		249 5.72%		585 5.40%	
2010 Households by HH Income		390		4,354		10,827	
Income Less Than \$15,000		8 2.05%		123 2.82%		308 2.84%	
Income: \$15,000 - \$24,999		6 1.54%		104 2.39%		318 2.94%	
Income: \$25,000 - \$34,999		2 0.51%		84 1.93%		306 2.83%	
Income: \$35,000 - \$49,999		21 5.38%		290 6.66%		798 7.37%	
Income: \$50,000 - \$74,999		64 16.41%		829 19.04%		2,201 20.33%	
Income: \$75,000 - \$99,999		82 21.03%		942 21.64%		2,249 20.77%	
Income: \$100,000 - \$149,999		142 36.41%		1,452 33.35%		3,551 32.80%	
Income: \$150,000 - \$249,999		47 12.05%		383 8.80%		828 7.65%	
Income: \$250,000 - \$499,999		13 3.33%		113 2.60%		212 1.96%	
Income: \$500,000 or more		5 1.28%		34 0.78%		56 0.52%	
2010 Avg Household Income		\$118,596		\$106,674		\$100,762	
2010 Med Household Income		\$103,505		\$93,293		\$89,469	
2010 Per Capita Income		\$38,168		\$35,816		\$33,868	



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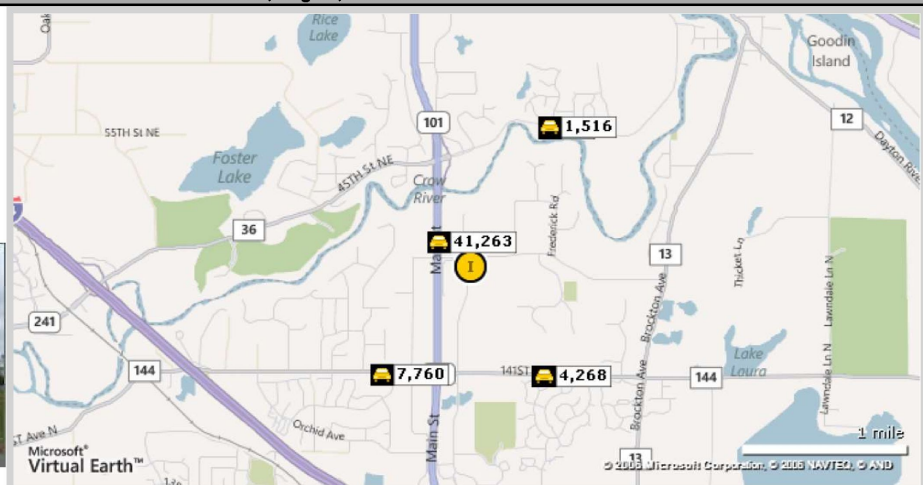


TRAFFIC SUMMARY

Traffic Count Report

14680 James Rd, Rogers, MN 55374

Building Type: **Industrial**
RBA: **16,800 SF**
Land Area: **2.16 AC**
Total Available: **0 SF**
Warehse Avail: -
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	Main St	147th Ave N	0.10 S	2010	41,263	MPSI	.24
2	141st Ave N	Mallard Dr	0.03 W	2006	5,254	AADT	.81
3	141st Ave N	Mallard Dr	0.04 W	2010	4,268	MPSI	.82
4	141st Ave N	Raspberry Dr	0.12 W	2010	7,760	MPSI	.86
5	53rd St NE	Rachele Ave	0.07 W	2010	760	MPSI	.98
6	53rd St NE	Rawlings Ave NE	0.54 E	2006	1,516	AADT	.99



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