

INDUSTRIAL BUILDING
FOR

SALE

INDUSTRIAL BUILDING

14680 James Road
Rogers, MN 55374



PRICE REDUCTION!



Great Opportunity In Rogers!

- Overview 1
- Aerial and Map 2
- Property Facts 3
- Building Photos 4
- Demographics 5
- Traffic Summary 6

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



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

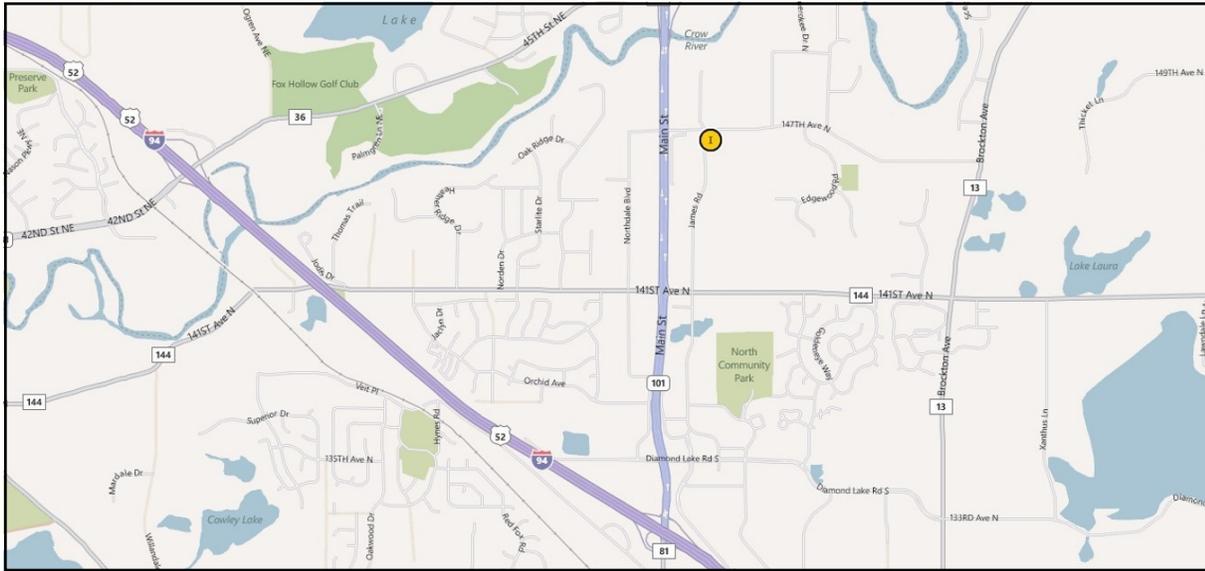
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AERIAL & MAP



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Page 2



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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Page 3

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BUILDING PHOTOS



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DEMOGRAPHICS

Demographic Summary Report

14680 James Rd, Rogers, MN 55374				
Building Type: Industrial	Warehse 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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2/13/2012
Page 1



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Page 5

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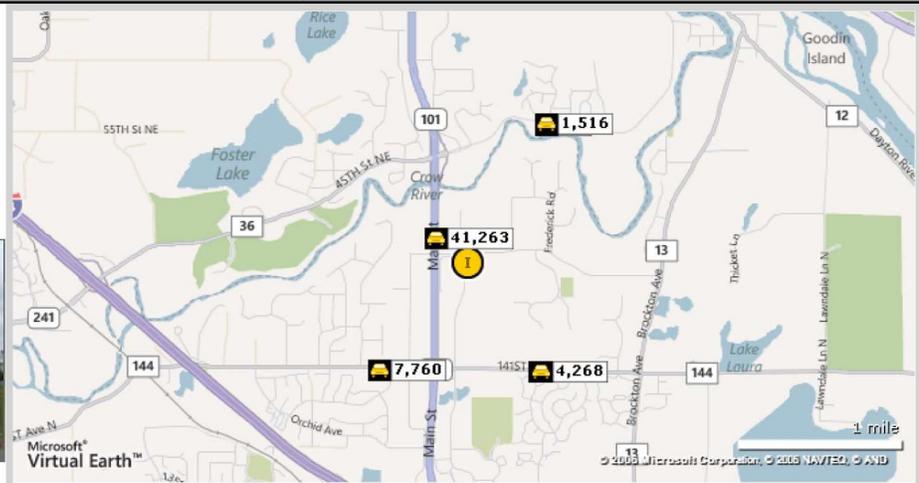


TRAFFIC SUMMARY

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**
 Warehouse 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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Page 1



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