

**FOR SALE** - 10,000 SF Industrial Building

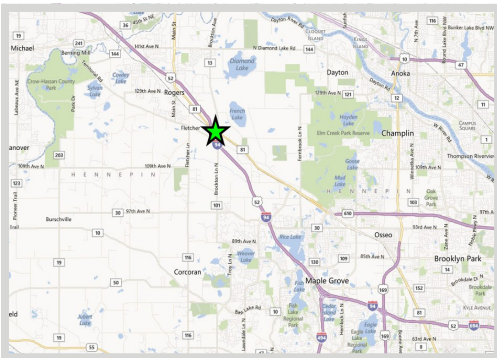


**FEATURES:**

- Located off County Road 81 & I-94 on future interchange
- High end recording studio finishes in 5,000 SF
- Designed for a multi-tenant layout

Sale Price

**\$799,000**



**FACTS:**

- ▲ 10,000 SF Industrial Building
- ▲ \$24,300.63 - 2016 Property Taxes
- ▲ PID #25-120-23-44-0006
- ▲ Built in 1998

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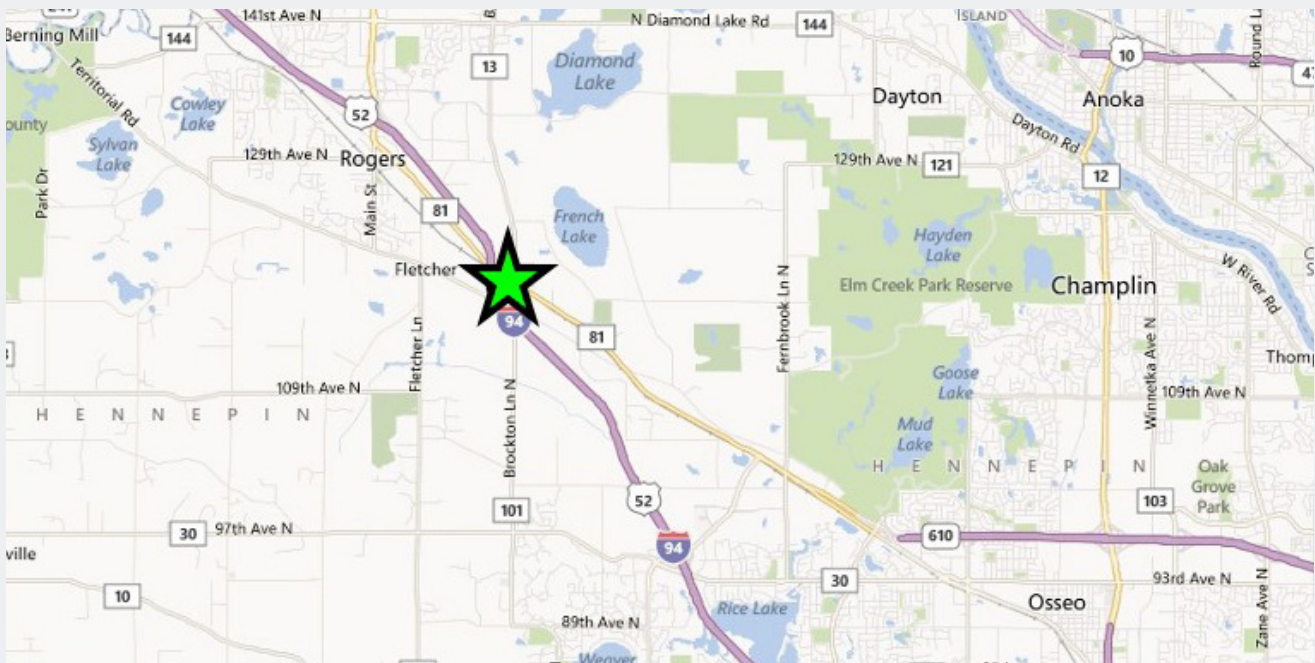
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**AERIAL & MAP**

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19220 Linden Drive  
Rogers, MN 55374

## PROPERTY FACTS

**FOR SALE** - 10,000 SF Industrial Building

BUILDING SIZE	10,000 Total SF
YEAR BUILT	1998
LOT SIZE	1.26 Acres
PID #	25-120-23-44-0006
ZONING	Industrial Preferred
DRIVE-INS	(2) 12' x 14x
DOCKS	(1) 8' x 8'
CLEAR HEIGHT	18'
ELECTRICAL SERVICE	400 amp, 208 volt, 3-phase
UTILITIES	Private Well & Septic System
Parking	10 Stalls
2016 REAL ESTATE TAXES	\$24,300.63

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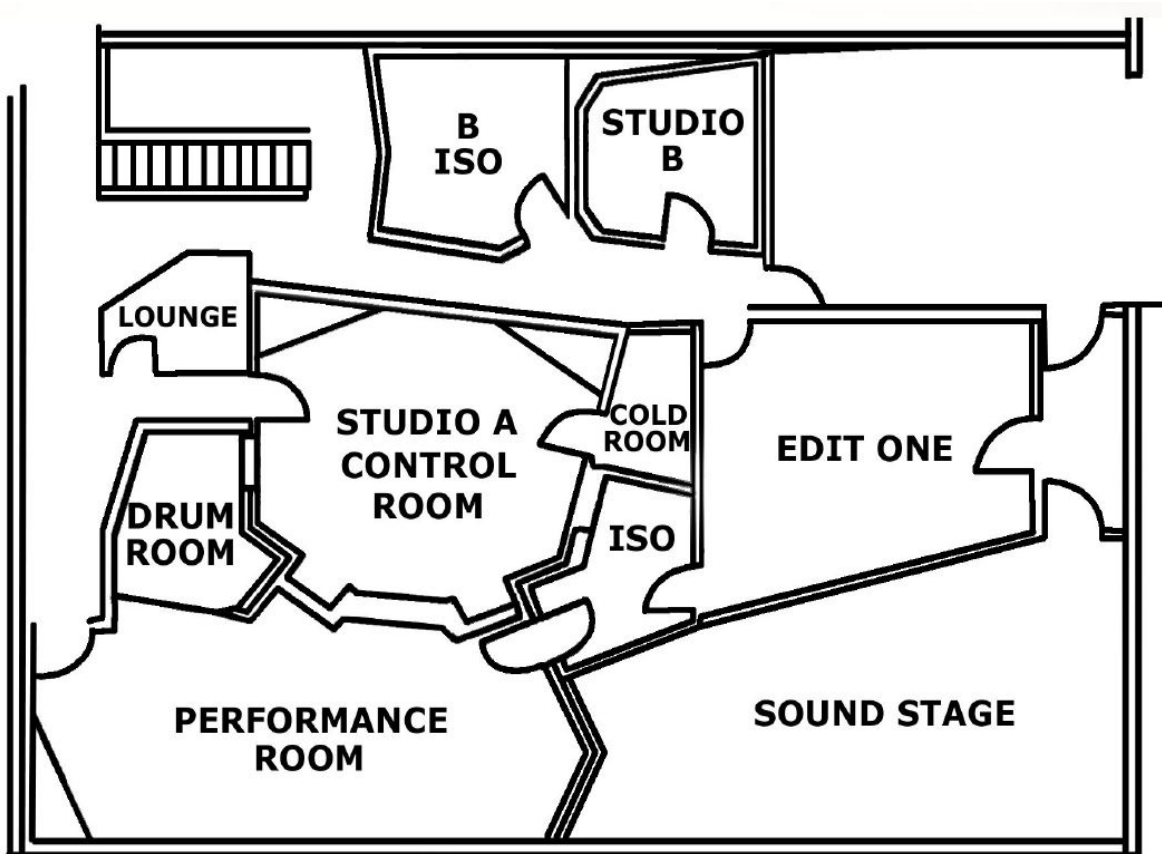
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**FLOOR PLAN**

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**STUDIO RECORDING**

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**STUDIO GALLERY**

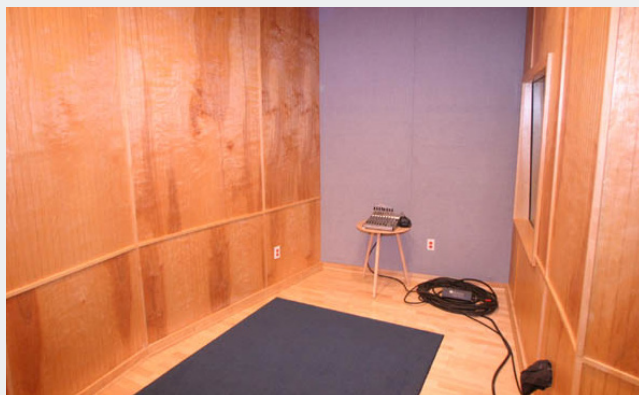
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Studio A



Recording Room



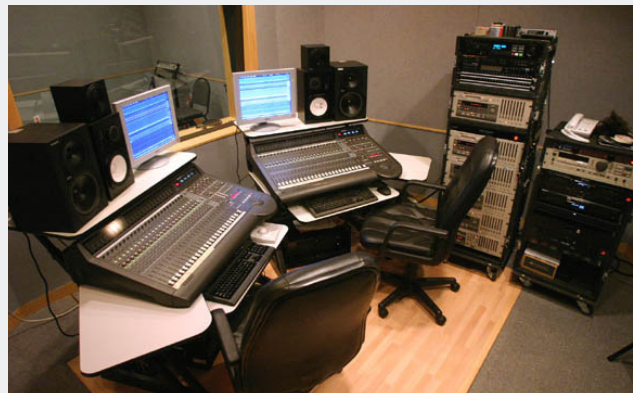
Drum Room



Stage



Recording Room



Studio B

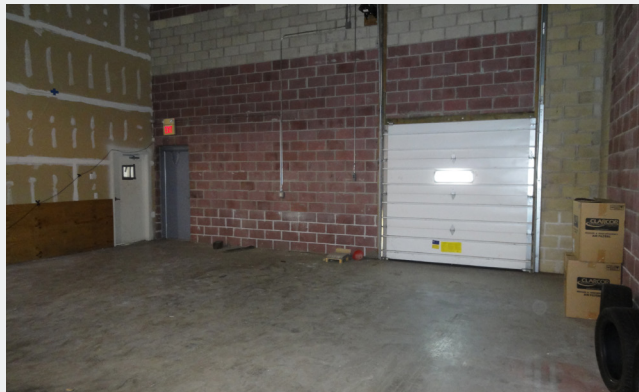
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Dock Door



Drive-In



Shop View



Warehouse Space



Main Office Area



Office

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**OUTSIDE GALLERY**

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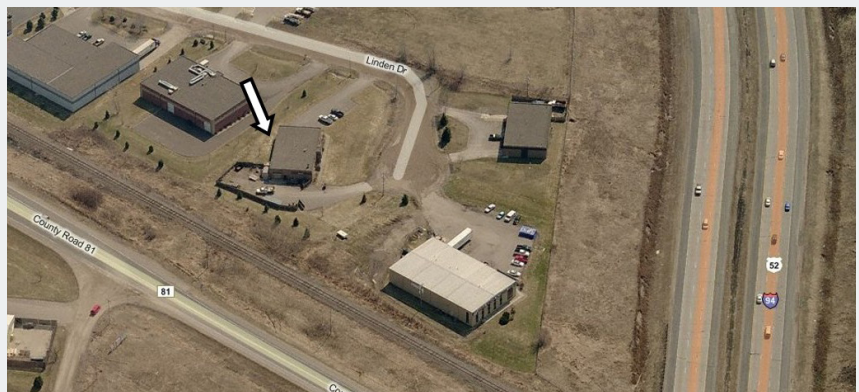


Front of Building



Back of Building

**Future CR-81 & I-94 interchange will  
allow for easy highway access!!!**



Aerial Shot

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