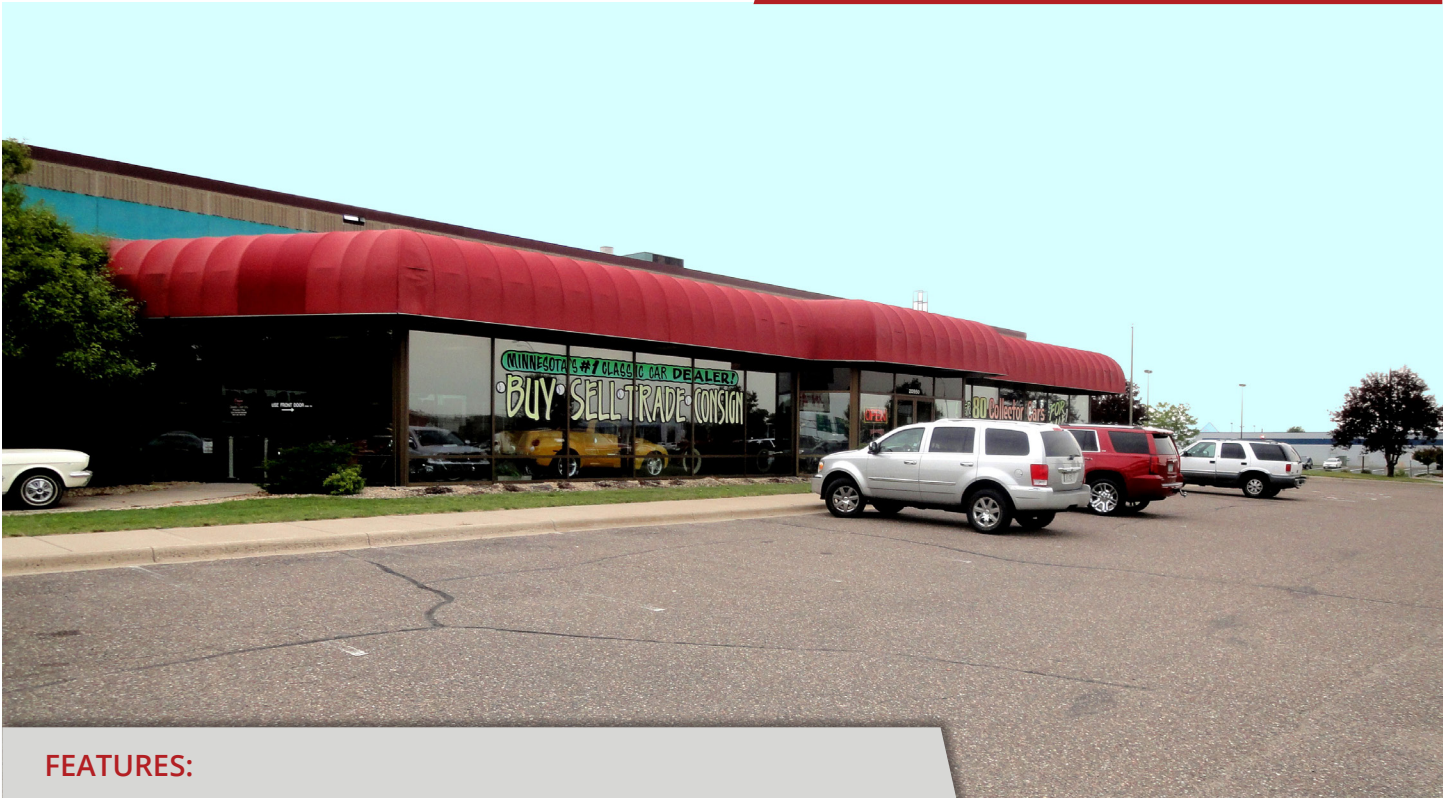


FOR SALE - 27,380 SF Building

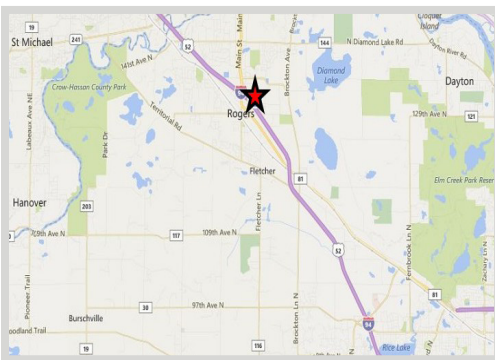


FEATURES:

- 27,380 SF Retail/Showroom Building - FOR SALE.
- Excellent visibility on I-94 with great signage (84,700+ VPD)
- 100% air conditioned space
- Secured outside storage on-site
- 2.85 acres of additional land available for sale adjacent to property

Sale Price

\$2,400,000



FACTS:

- ▲ \$69,171.94 - 2016 Property Taxes
- ▲ PID #23-120-23-11-0009
- ▲ Built in 1993
- ▲ 3.00 acre lot with 72 parking spaces

Overview	1
Aerial Maps	2
Property Facts	3
Floor Plans/Site Plans	4-5
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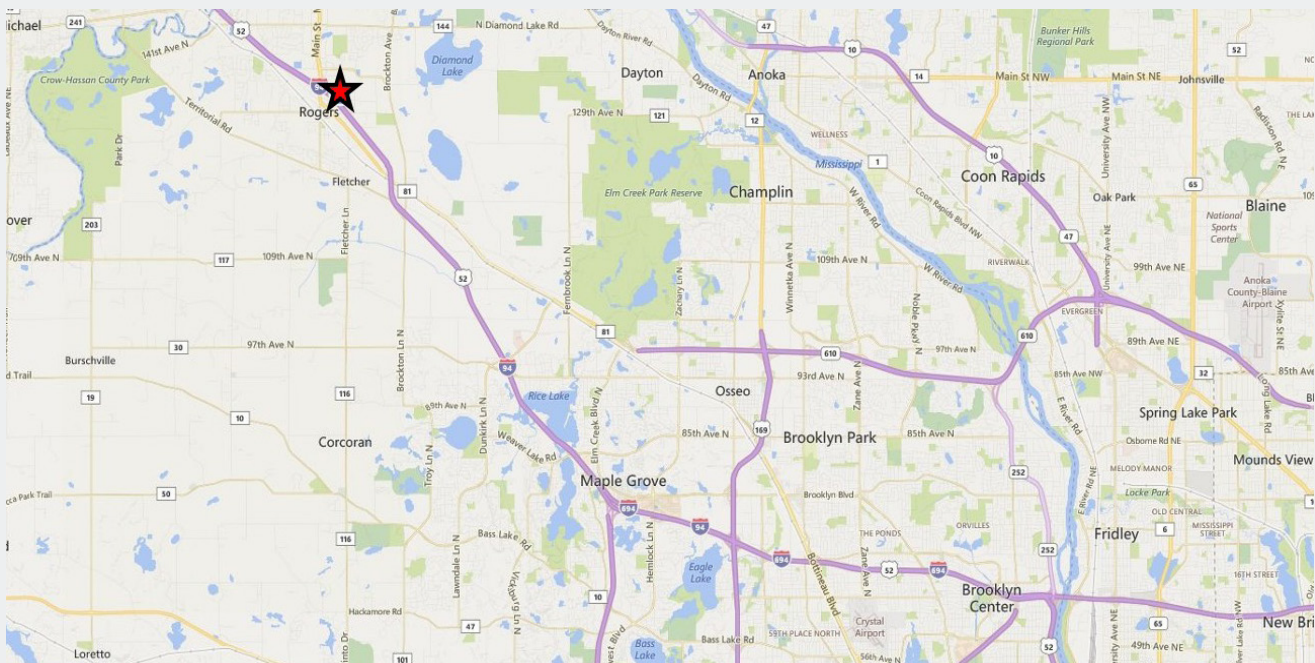
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AERIAL & MAP

FOR SALE - 27,380 SF Building



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Retail/Showroom

20950 Rogers Drive

Rogers, MN 55374

PROPERTY FACTS

FOR SALE - 27,380 SF Building

BUILDING SIZE	27,380 Total SF
YEAR BUILT	1993
LOT SIZE	3.00 Acres
PID #	23-120-23-11-0009
ZONING	Commercial Preferred
ROOF	Epdm Ballasted
SOUND & SPEAKERS	Available throughout building
ELECTRICAL SERVICES	208 V - 600 amps - 3 phase
HVAC SYSTEMS	100% Air Conditioned Make up air in shop area
CLEAR HEIGHT	20' 6" - in warehouse area
DRIVE-INS	(4) Exterior Doors 14' x 12'
PARKING	72 parking stalls
2016 REAL ESTATE TAXES	\$69,171.94

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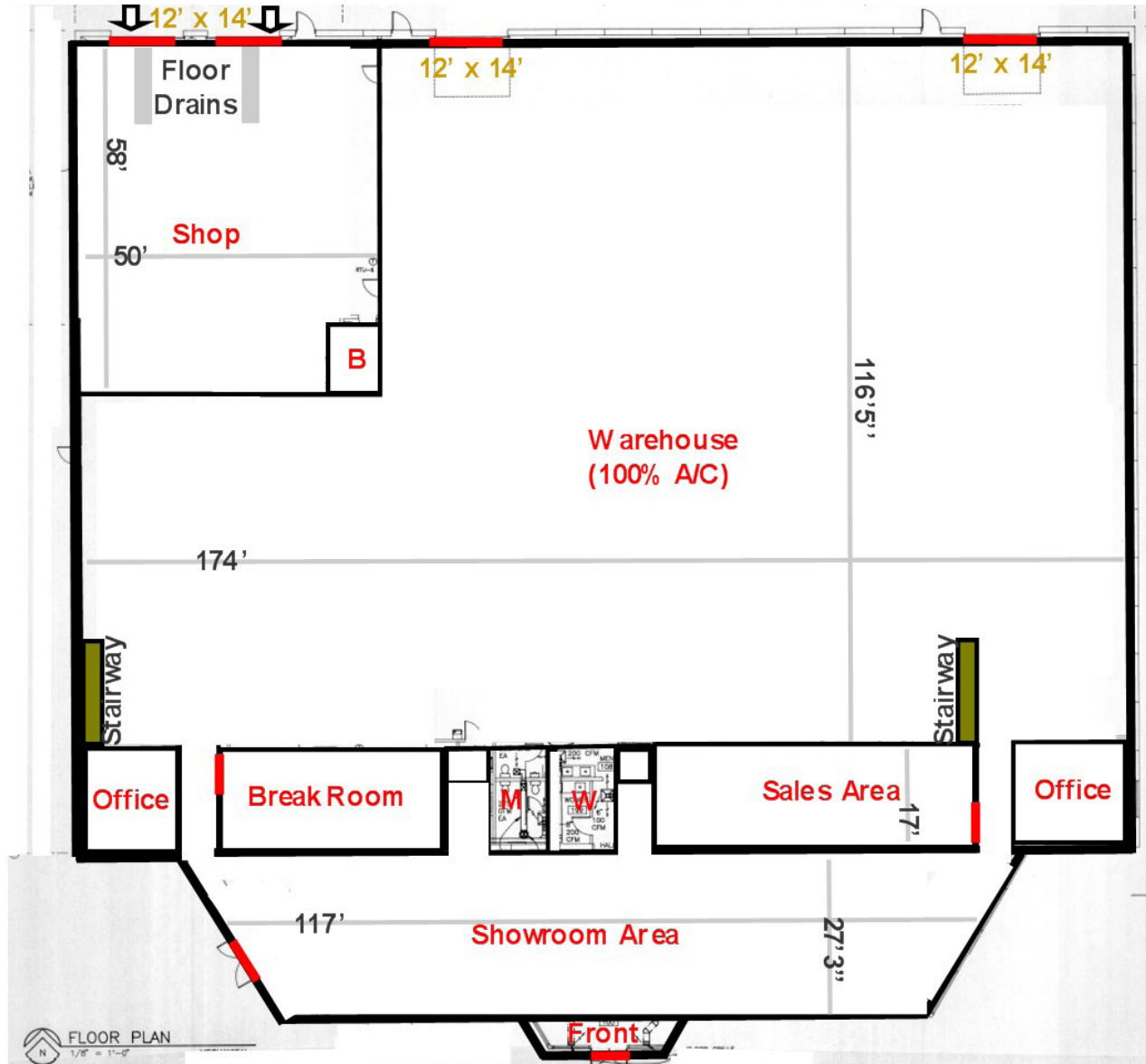
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FLOOR PLAN

FOR SALE - 27,380 SF Building



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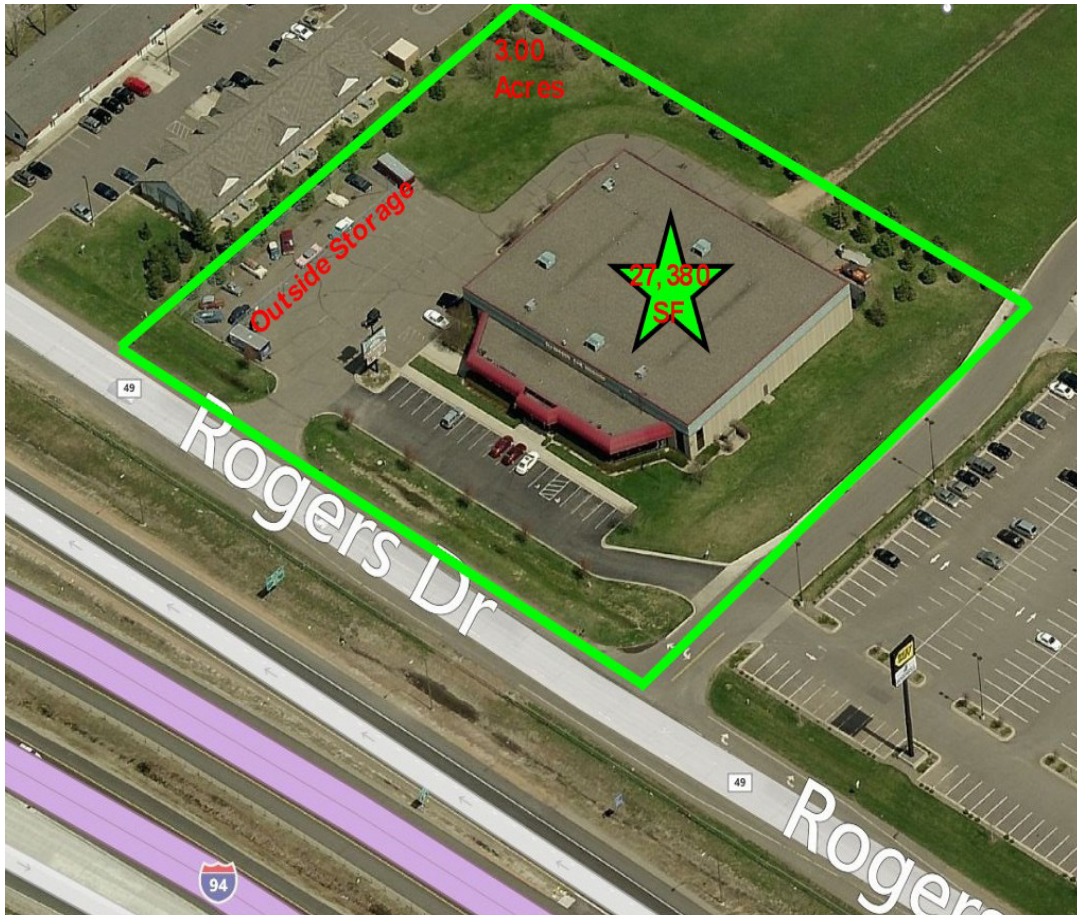
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SITE PLAN

FOR SALE - 27,380 SF Building



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PHOTO GALLERY

FOR SALE - 27,380 SF Building



Office



Showroom Floor (Warehouse)



Break Room



Showroom Floor (Warehouse)



Shop Area



Front Show Room/Lobby

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OUTSIDE GALLERY

FOR SALE - 27,380 SF Building



Outside Lights

Population Data (5 Mile Radius)

2010 Census	25,096
2015 Estimate	27,846
2020 Projection	29,666

* Data from CoStar



Back Drive- In Doors



Additional Outdoor Storage

Daily Traffic Summary

I-94	84,710
Main St & John Milless Drive	22,444
Rogers Drive & 134th	22,785

* Data from CoStar



I-94 Frontage

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