



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Rogers - Commercial Building

FOR SALE

21080 134th Ave. N., Rogers, MN 55374



Great Building in Industrial Park!

PROPERTY INFORMATION

- * Sale Price \$1,090,000.00
- * Lot is 1.16 Acres
- * Building is 16,190 Square Feet
(Planned for future 5,500/sf Expansion)
 - 13,190/sf Warehouse
 - 3,250/sf Office 50' x 65'
(7 Private Offices)
 - 3,000/sf Mezzanine (above offices)
- * Zoning is LI - Light Industrial
- * Constructed in 1995
- * Hennepin County
- * PID 14-120-23-44-0008
- * 2011 Taxes \$39,954.68
- * Good location close to I-94



Contact:

JOHN STUDER or WAYNE ELAM

(763) 286-9711 or (763) 229-4982

JStuder@commrealtysolutions.com

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3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions, LLC has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions, LLC disclaims all liabilities in connection with any inaccuracies or incompleteness.

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TRAFFIC COUNTS - 2007

- * Highway 101 - 48,000 VPD
- * I-94 - 93,000 VPD
- * Rogers Drive - 11,000 VPD



PROPERTY INFORMATION

- * Quick and easy access to I-94 and Highway 101
- * Major retailers in the area include Super Target, Kohl's, Applebee's, Cub Foods, Caribou and much more!



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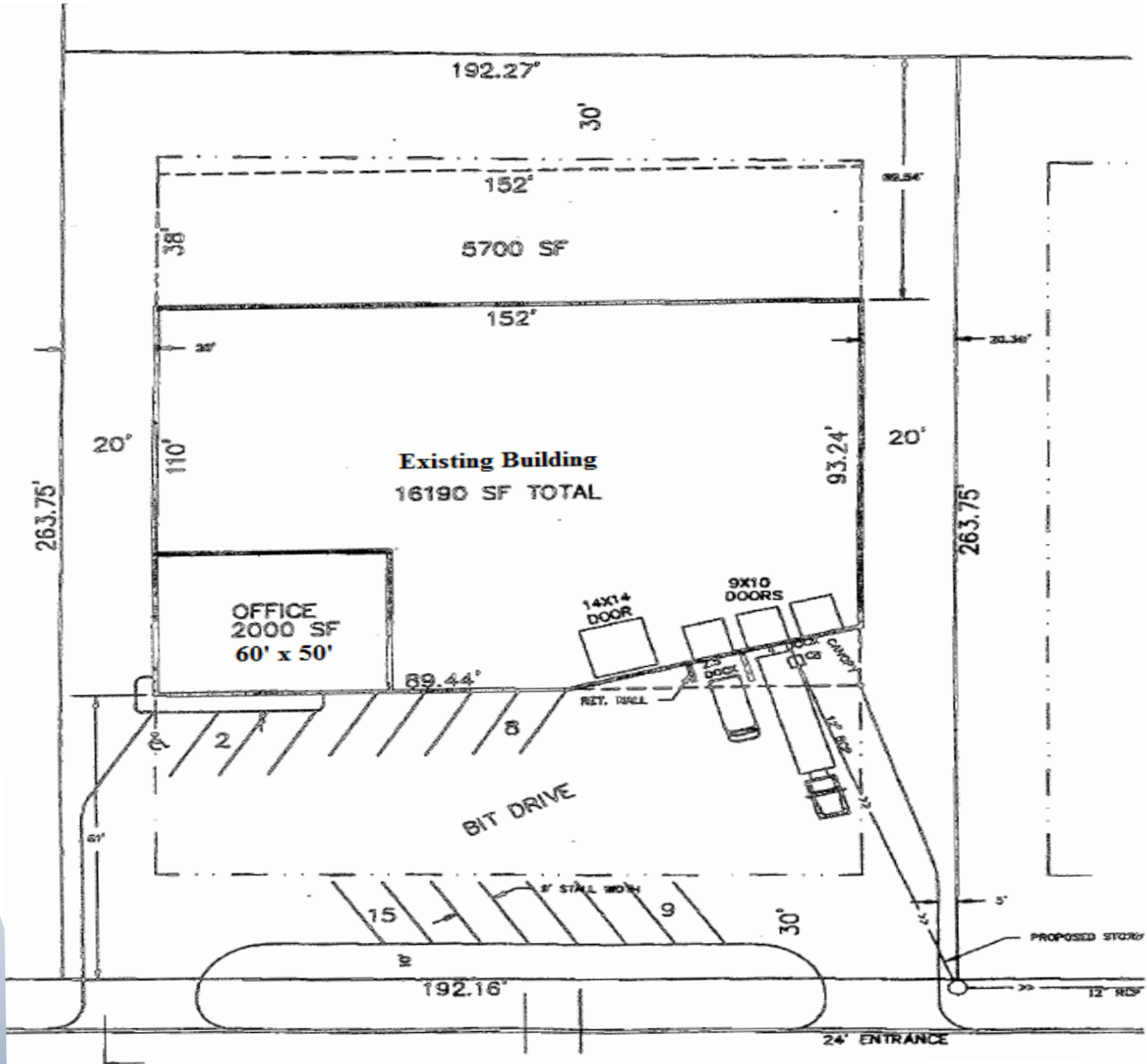
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23' Clear Height
Ceilings in Warehouse



Rough
Sketch



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**Cubicle Area
AND
6 Private Offices!**



Reception



Reception Area

Breakroom



Office Area



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Warehouse
has 26' High
Deck!



Warehouse



Warehouse



Rear Building

(Planned & Graded for future 5,500/sf Expansion)



Front Building

BUILDING INFORMATION

- * (3) 9'x10' Loading Docks With Levelers
(Infrared heat across loading dock area)
- * (1) 14'x14' Drive In Door w/Operator
- * (1) 8'x8' Drive Up Door
- * 400 AMP Service, 3-Phase, 240 Volt



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