



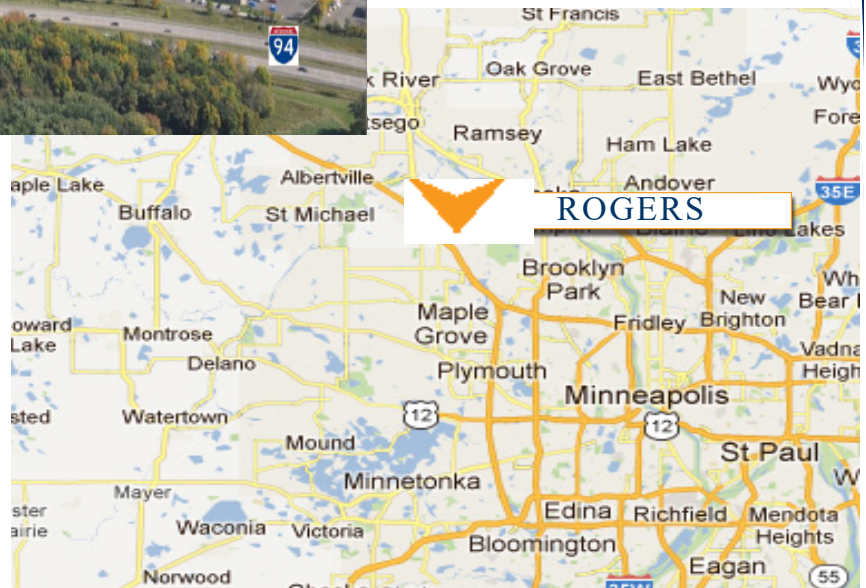
COMMERCIAL REALTY SOLUTIONS  
www.commrealtysolutions.com

# Brockton Industrial Park FOR SALE

12395 Brockton Lane N., Rogers, MN 55374

Land For Sale  
or  
Build to Suit!

City  
Approvals  
Completed



## PROPERTY INFORMATION

- \* Sales Price **\$3.75/PSF**
- \* Plus **\$.50/psf** for City Trunk Fees & Park Dedication Fees
- \* 20.9 Acres
- \* Hennepin County
- \* PID 25-120-23-14-0004
- \* 600' of I-94 Frontage
- \* I-94/Brockton Interchange to be constructed (<http://projects.srfconsulting.com/Brockton/>)
- \* Existing Zoning I-1, Light Industrial

Contact:

**WAYNE ELAM**  
**(763) 229-4982**

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3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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## TRAFFIC COUNTS - 2017

\* I-94 - 96,000 VPD

\* Brockton Lane - 9,500 VPD

\* Rogers Drive - 4,075 VPD



### LOCATION INFORMATION

- \* Rogers Newest Industrial Park
- \* Brockton Industrial Park is 1/2 mile North of the Proposed Brockton Interchange
- \* Easy access to County Road 81
- \* Future Brockton Interchange on I-94
- \* 2.6 Miles to the Interchange of I-94 and Highway 101

**Near Proposed  
Brockton  
Interchange!**

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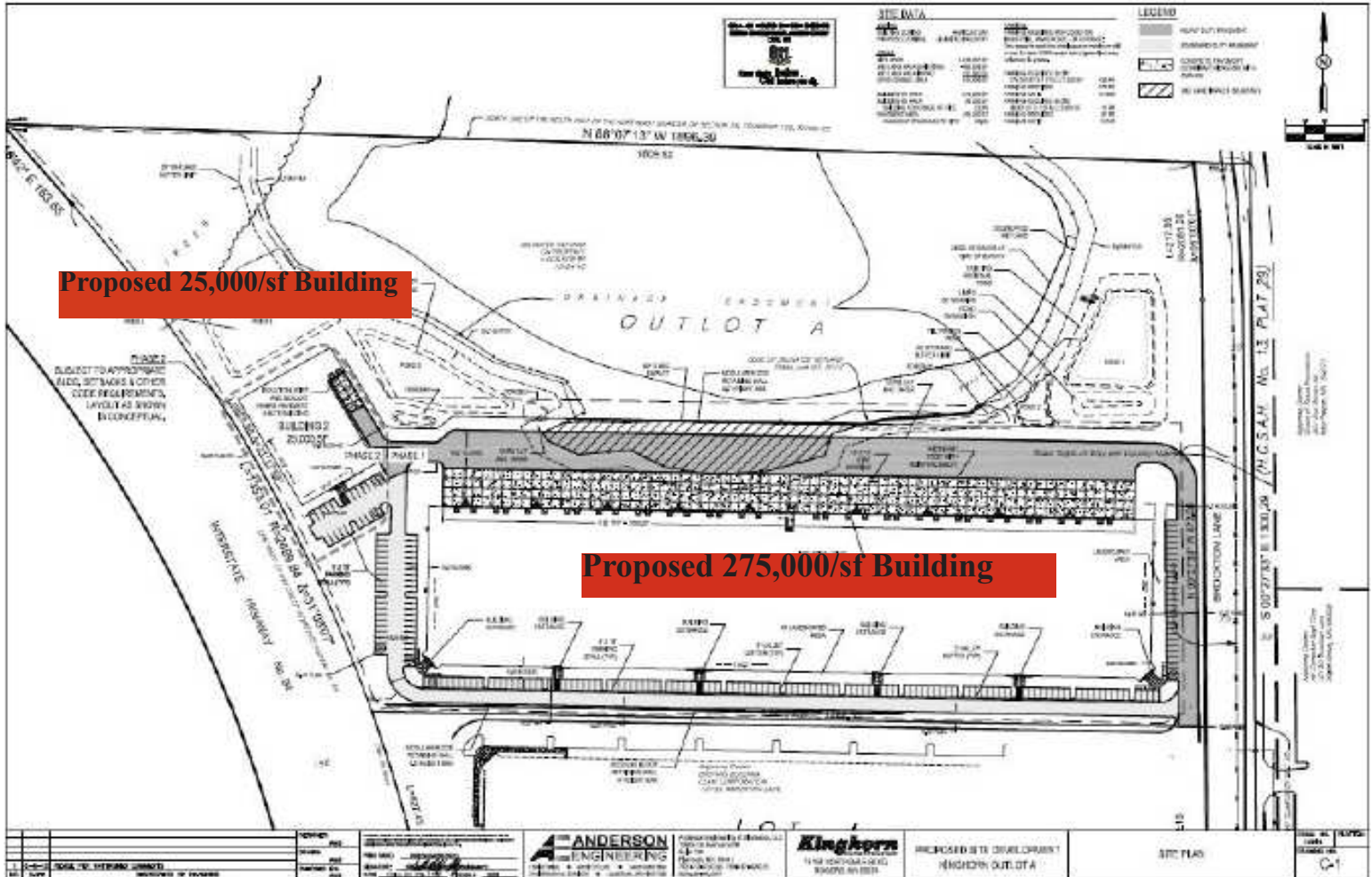
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# Brockton Industrial Park FOR SALE

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# PROPOSED SITE DEVELOPMENT!



## PROPERTY INFORMATION

- \* Sewer, water, electricity and fiber optics at the property
- \* 185 Acre master planned Industrial Park
- \* South of Rogers Industrial Park
- \* Outdoor Storage Permitted
- \* City Approvals Completed
- \* Great Interstate Visibility

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