

INDUSTRIAL TRUCK SALES & SERVICE FOR SALE

21075 134th Ave. N. Rogers MN 55374



GREAT LOCATION FOR
TRUCK-RELATED BUSINESS

ADJACENT TO TRAVEL
CENTER TRUCK PLAZA

EASY ACCESS TO I-94

LARGE, SECURE ASPHALT
PARKING AREA

PROPERTY DETAILS

- \$2.25 million
- 4.2 acres total, 3.75 acres is asphalt
- Lot is 268' x 679'
- PID# 14-120-23-44-0013
- Zoned - Industrial
- 2 Buildings, see page 2 for details

TRAFFIC COUNTS

I-94	93,000 vpd
Hwy 101	48,000 vpd
Rogers Dr	11,000 vpd

All truck traffic at the Travel Center
Truck Plaza exits past this property

PROPERTY FEATURES

- Rock-face masonry construction
- Two 400 amp, three phase electrical service
- Buildings are sprinkled
- Waste Oil Burner
- Compressor
- Phone System
- Underground irrigation system for the lawn
- 8' Chainlink fence with barbed wire enclosing the property
- Outside loading dock with concrete ramp


VANTAGE POINT
PARTNERS

contact WAYNE ELAM
direct 763 428 7001
cell 763 229 4982
email welam@vantage-point-partners.com
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FOR SALE – ROGERS, MN



KEY PROPERTY DETAILS

OFFICE/SHOP BUILDING

- Office/Shop Building, 22' Clear, Constructed in 1999
 - 2400 sf office
 - 2400 mezzanine (future office)
 - 9900 sf shop

14,700 sf total
- 3 - 60' bays
- 3 - 90' bays
 - 1 90' bay is separated by concrete wall and is a wash bay
- 12'x14' overhead doors

BODY SHOP BUILDING

- Shop Building, 26' Clear, Constructed in 2004
 - 8900 sf shop
 - 800 sf mezzanine

9700 sf total
- 2 - 90' bays
 - 1 90' bay has a 45' paint booth
- 3 - 74' bays
- 12'x18' overhead doors



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FOR SALE – ROGERS, MN



FRONT OF MAIN BUILDING



REAR OF MAIN BUILDING



BODY SHOP



LOADING DOCK



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