

Property Information:

Building Size:

120,079 sf

Warehouse For Lease:

3,400 - 4,800 sf

Industrial Lease Rates:

\$4.95 psf

Retail/Office For Lease:

3,200 - 6,200 sf

Retail/Office Lease Rates:

\$12.00 psf

Operating Expenses:

\$3.98 psf (2015)



North 101 Business Park

**14140-14198 Northdale Blvd. Rogers, MN
55374**

Vantage Point Partners

21395 John Milless Drive
Suite 300
Rogers, MN 55374

Phone: 763 428 7002

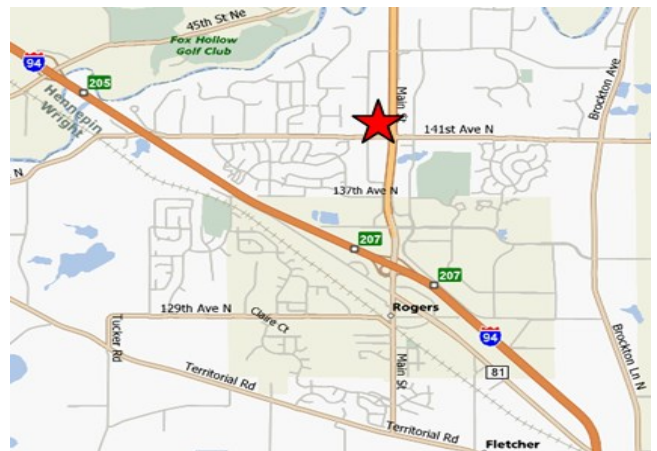
Email:

PEDERER@

VANTAGE-POINT-PARTNERS.COM

www.vantage-point-partners.com

- Located on Hwy. 101 and provides quick access to I-94
- Site has prime visibility and provides great access to Hwy. 101
- Expansion potential within complex
- 14' - 18' Clear Height
- Dock and drive-in loading
- Ample parking
- Quality block construction



BUILDING INFORMATION

BUILDING TYPE:.....	Industrial, office, warehouse, retail
BUILDING SIZE:.....	120,079 sf
SITE SIZE:.....	11 acres
PID NUMBER:.....	
YEAR BUILT:.....	1999
LOADING:.....	Dock and drive in doors
ELECTRICAL SERVICE.....	Starting at 100 amps, 440 and 208
CLEAR HEIGHT:.....	20' and 6'
PARKING:.....	
COLUMN SPACING:.....	
BAY SIZE:.....	3,200 – 6,400 ft
FIRE SUPPRESSION:.....	Full wet
AMENITIES:.....	Convenient Access from I-94 Numerous Area Amenities Tenant Monument Signage Available Local Responsive Property Management

RATE INFORMATION

RENTAL RATES (PER SQ FT):.....	\$12 Office / \$4.95 Warehouse
TOTAL OPERATING/ PSF:.....	\$3.98 psf (2015)

VACANCY INFORMATION

<u>SUITE</u>	<u>TOTAL</u>	<u>OFFICE</u>	<u>Price per Month</u>	<u>COMMENTS</u>
14140	3,447		Inquire	Retail
14146	4,591		Inquire	Retail/ Industrial
14164	5,000		Inquire	Warehouse/ Industrial
14186	3,615		Inquire	Retail
14192	3,200		Inquire	Retail

FOR MORE INFORMATION CALL:

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