

**Property Information**

**General Use:**

**Office/Warehouse**

**Building Size:**

**29,600 sf**

**For Lease:**

**2,000 to 4,598 sf**

**Lease Rates:**

**Warehouse: \$5.00**

**PSF CAM: \$1.93 PSF**

**Tax: \$1.15 PSF**



# Rogers Plastic Center

**2201 I Industrial Blvd. Rogers, Minnesota 55374**

**Vantage Point Partners**

21395 John Milless Drive  
Suite 300  
Rogers, MN 55374

Phone: 763 428 7006

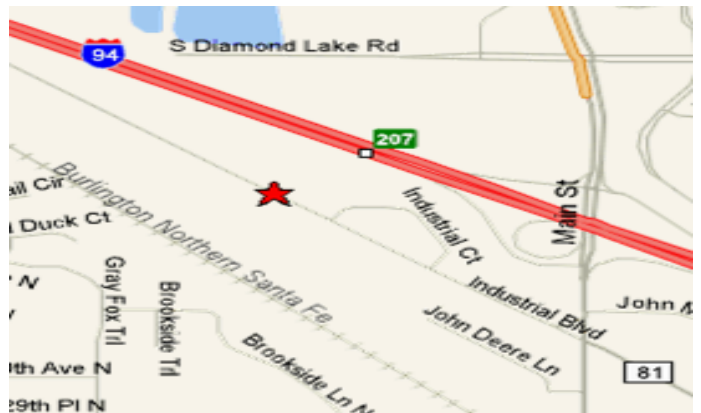
Email:

[INFO@](mailto:INFO@VANTAGE-POINT-PARTNERS.COM)

[VANTAGE-POINT-PARTNERS.COM](http://VANTAGE-POINT-PARTNERS.COM)

[www.vantage-point-partners.com](http://www.vantage-point-partners.com)

- Located on Industrial Boulevard in Rogers about a half mile from the I-94 and Hwy-101 interchange.
- Available 1/1/2021
- Flexible leasing options
- Attractive leasing rates



## **BUILDING INFORMATION**

BUILDING TYPE:.....	Industrial Office/Warehouse
BUILDING SIZE:.....	29,600 Square Feet
SITE SIZE:.....	2.44 Acres
PID NUMBER:.....	15-120-23-44-0019
YEAR BUILT:.....	1988
LOADING:.....	4 - Truck High Dock Doors 6 - Drive-in Doors 10'x12' & 12'x14'
ELECTRICAL SERVICE.....	Starts at 200 and goes up.
CLEAR HEIGHT:.....	16'
PARKING:.....	60+ Striped Stalls
COLUMN SPACING:.....	20' x 25'
BAY SIZE:.....	4,559 Square Feet
FIRE SUPPRESSION:.....	Fully Wet Sprinkler
AMENITIES:.....	Multiple office/warehouse suites available Great opportunity for any small company with dock and drive-in Convenient location on Industrial Blvd. with easy access to I-94 Tenant Monument Signage Available Local Responsive Property Management

## **RATE INFORMATION**

RENTAL RATES (PER SQ FT):.....	\$5.00 PSF
TOTAL OPERATING/ PSF:.....	CAM \$1.93 PSF      Tax \$1.15 PSF

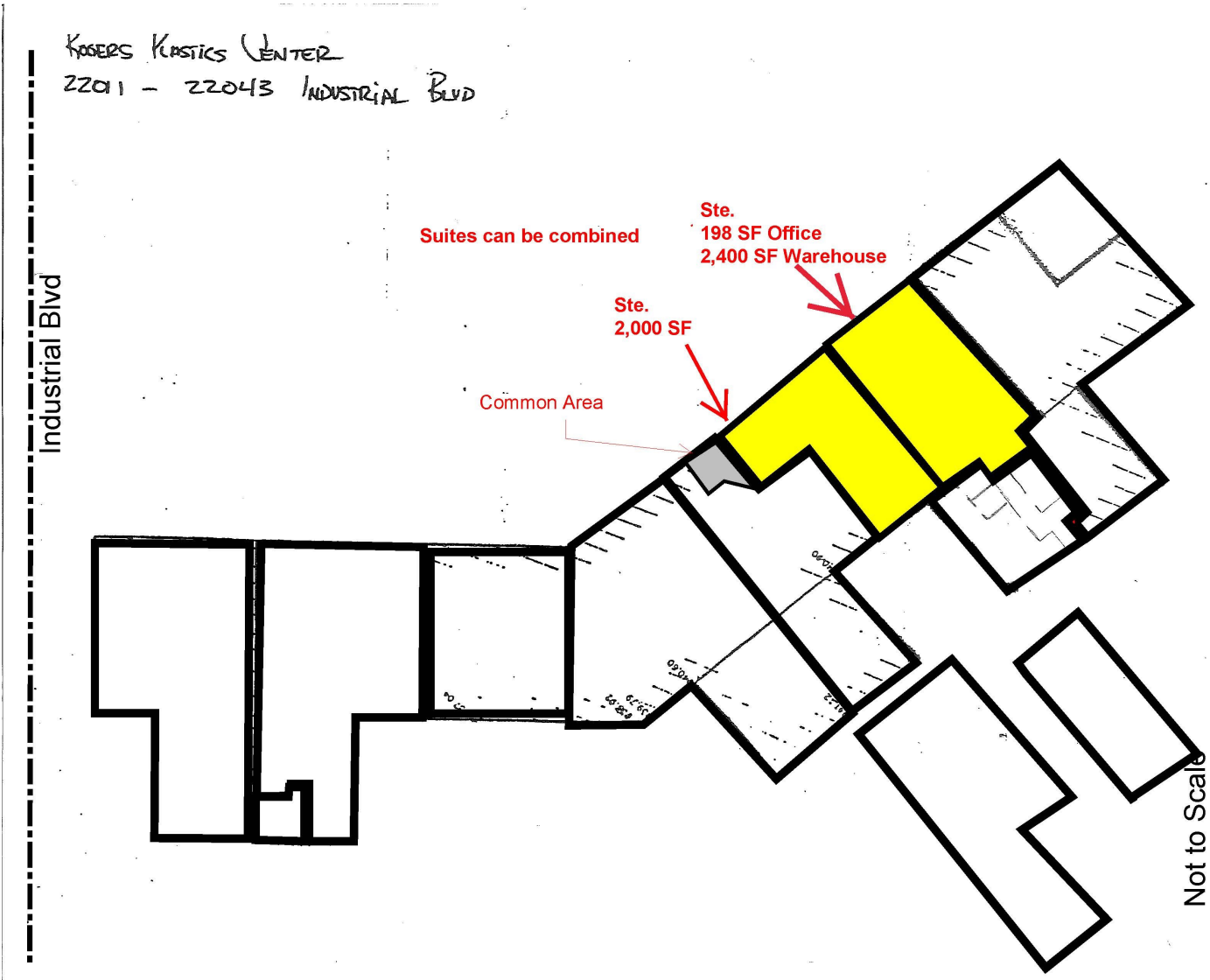
## **VACANCY INFORMATION**

<u>SUITE</u>	<u>TOTAL</u>	<u>OFFICE</u>	<u>WHSE</u>	<u>Price Per Month</u>	<u>COMMENTS</u>
22027	2,000		2,000	Inquire	Can Combine—Available 1/1/21 (1 shared drive-in door 10'x14')
22027	2,598	198	2,400	Inquire	Can Combine—Available 1/1/21 (1 drive-in door 12'x14')

## **FOR MORE INFORMATION CALL:**

Leasing Office	763-428-7006	<a href="http://www.vantage-point-partners.com">www.vantage-point-partners.com</a> info@vantage-point-partners.com
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