

Property Information

General Use:

Office/Warehouse

Building Size:

29,600 sf

For Lease:

- 3,841 sf

Fully Air-conditioned office-warehouse

Lease Rates:

Rent: \$6.65 PSF

CAM: \$2.07 PSF

Taxes: \$1.25 PSF



Rogers Plastic Center

2201 I Industrial Blvd. Rogers, Minnesota 55374

- Located on Industrial Boulevard in Rogers about a half mile from the I-94 and Hwy-101 interchange.
- 3,841 sf Available 6/1/21
- Attractive leasing rates

Vantage Point Partners

21395 John Milless Drive
Suite 300
Rogers, MN 55374

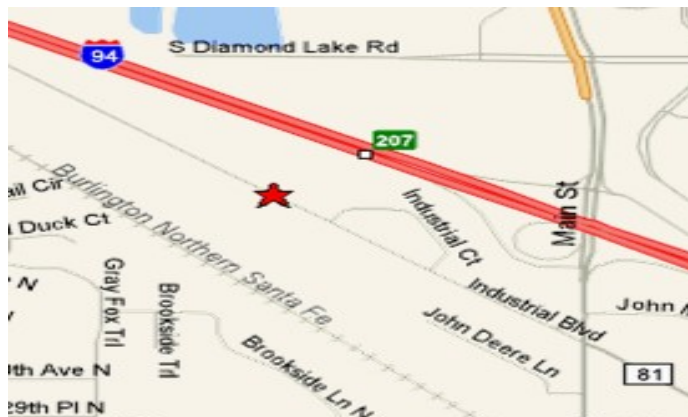
Phone: 763 428 7006

Email:

INFO@

VANTAGE-POINT-PARTNERS.COM

www.vantage-point-partners.com



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. 3,000 Amps Available
CLEAR HEIGHT:.....	16'
PARKING:.....	60+ Striped Stalls
COLUMN SPACING:.....	25'x60'
FIRE SUPPRESSION:.....	Fully Sprinklered
AMENITIES:.....	Multiple office/warehouse suites available Great opportunity for any small company with 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—\$6.65 PSF
TOTAL OPERATING/ PSF:.....	CAM \$ 2.07 PSF Tax \$1.25 PSF

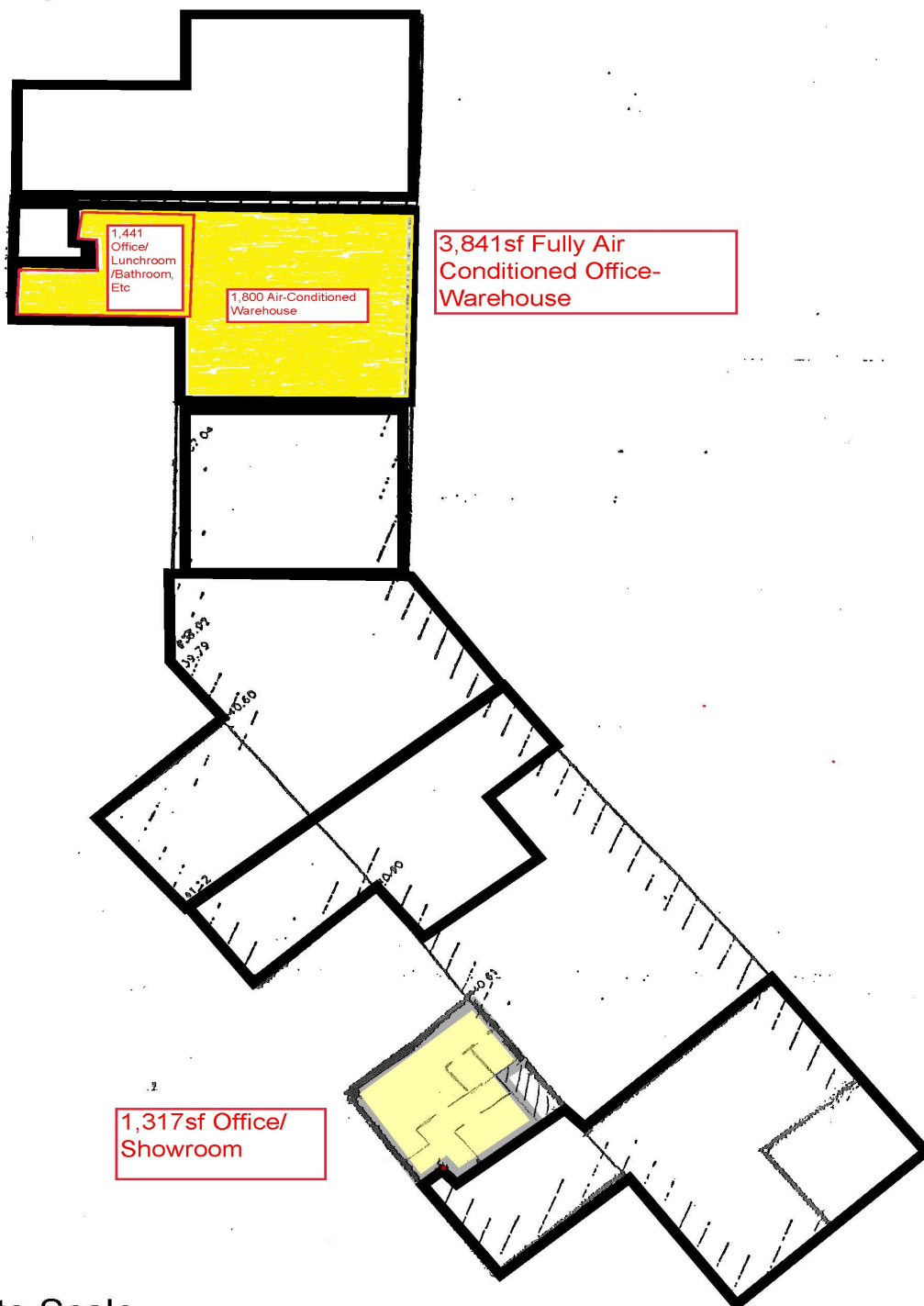
VACANCY INFORMATION

<u>SUITE</u>	<u>TOTAL</u>	<u>OFFICE</u>	<u>WHSE</u>	<u>Gross Price Per Month</u>	<u>COMMENTS</u>
22015	3,841	1,441	1,800	\$3,330 + electricity	Available 06/01/2021 (FULLY AIR-CONDITIONED)

FOR MORE INFORMATION CALL:

Leasing Office	763-428-7006	www.vantage-point-partners.com info@vantage-point-partners.com
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KROERS KLASICS CENTER
2201 - 22043 INDUSTRIAL BLVD



Not to Scale

FOR LEASE
1,317sf Ofc/Showroom
3,841sf WH Industrial Space-Fully Air-Conditioned

