

**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

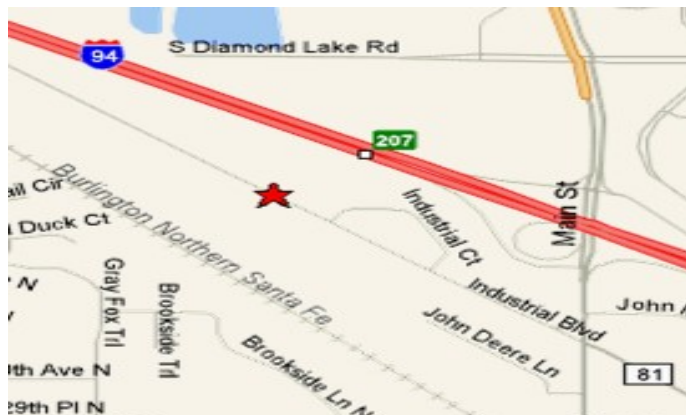
Phone: 763 428 7006

Email:

INFO@

VANTAGE-POINT-PARTNERS.COM

[www.vantage-point-partners.com](http://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):.....	\$6.65 PSF
TOTAL OPERATING/ PSF:.....	CAM \$ 2.07 PSF      Tax \$1.25 PSF

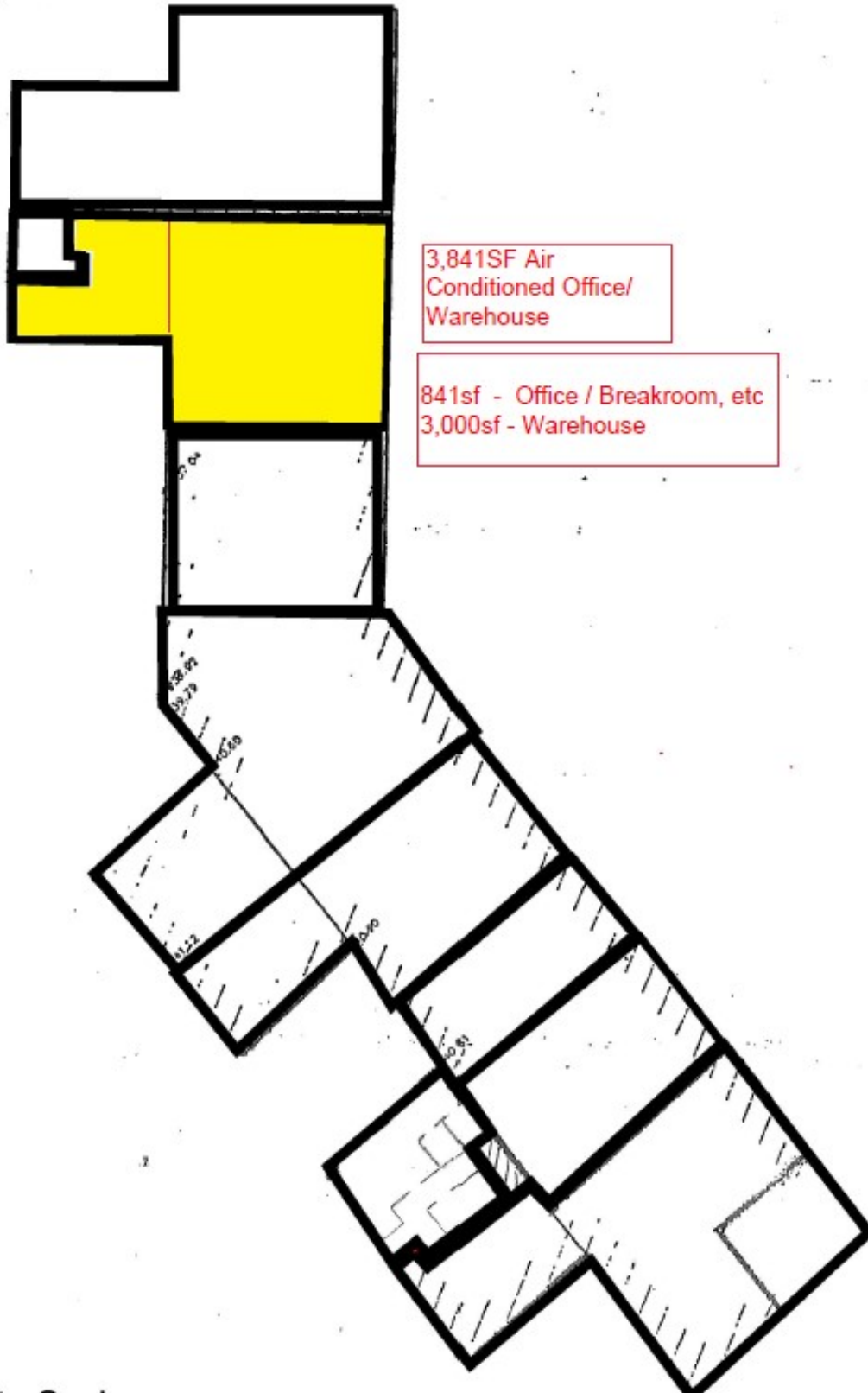
## **VACANCY INFORMATION**

<u>SUITE</u>	<u>TOTAL</u>	<u>OFFICE</u>	<u>WHSE</u>	<u>Gross Price Per Month</u>	<u>COMMENTS</u>
22015	3,841	841	3,000	\$3,330 + electricity	Available 05/01/2022 (FULLY AIR-CONDITIONED)

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



uses: Kwikis Center  
201 - 22013 Industrial Bldg





Property Information

General Use:

Office/Warehouse

Building Size:

29,600 sf

For Lease:

- 3,700sf

1200sf Ofc / 2500 WH

Lease Rates:

Rent: \$6.30 PSF

CAM: \$2.07 PSF

Taxes: \$1.25 PSF



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22011 Industrial Blvd. Rogers, Minnesota 55374

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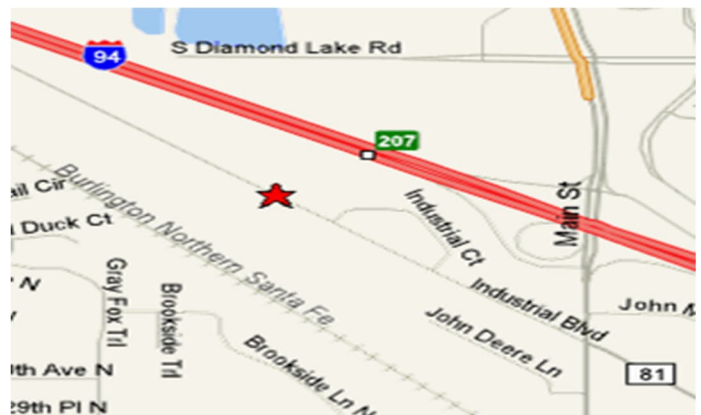
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## **RATE INFORMATION**

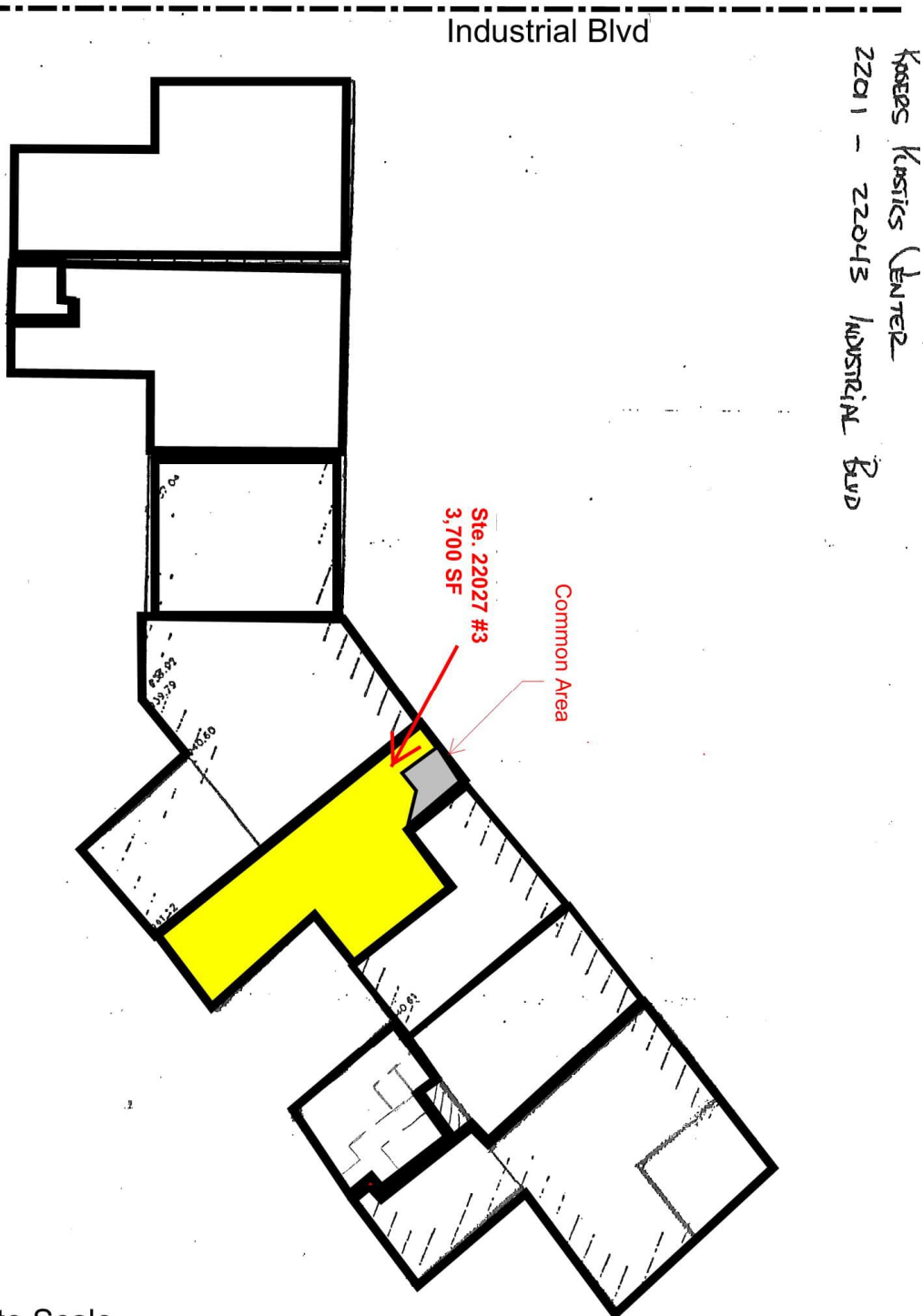
RENTAL RATES (PER SQ FT):.....	\$6.12 PSF
TOTAL OPERATING/ PSF:.....	CAM \$ 2.07 PSF      Tax \$1.25 PSF

## **VACANCY INFORMATION**

<u>SUITE</u>	<u>TOTAL</u>	<u>OFFICE</u>	<u>WHSE</u>	<u>Gross Price Per Month</u>	<u>COMMENTS</u>
22027 Ste 3	3,700	1,200	2,500	\$2,965 + utilities	Available 1/1/2022

## **FOR MORE INFORMATION CALL:**

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Not to Scale

FOR LEASE

3,700 Ofc/WH Industrial Space





DRIVE IN DOOR

