



**NINETY-FOUR
NORTH**



FOR SALE OR LEASE

**19850 SOUTH DIAMOND LAKE RD
ROGERS, MN**

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CBRE

 **Capital
Partners**

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19850 SOUTH DIAMOND LAKE RD
ROGERS, MN

PROPERTY FEATURES

- Excellent access to I-94 via Hwy 101 or Dayton Parkway Interchange
- Abundant area retail, restaurant and lodging amenities
- Strong area labor pool
- New roof, parking lot, truck court (2020)
- Fitness center and showers

NET RENTAL RATES

- Negotiable

SALE PRICE

- Negotiable

IN-PLACE INCOME

- 225,348 SF leased
- 2/28/2030 expiration date

2024 REAL ESTATE TAXES/CAM

- \$0.98 PSF CAM
- \$2.82 PSF Taxes
- \$3.80 PSF Total

VACANCY SPECIFICATIONS

TOTAL BUILDING SF

403,785 SF

AVAILABLE SPACE

Warehouse: 144,719 SF

Main level office: 16,657 SF

Mezzanine: 17,061 SF

Total: 178,437 SF

CLEAR HEIGHT

32'

LOADING

10 dock doors (expandable) with concrete dolly pad

1 drive-in door

135' truck court depth

LIGHTING

LED

TRAILER PARKING

Potential for 8 stalls along building

ELECTRICAL

6500A, 277/480V, 3PH

COLUMN SPACING

40' x 40' typical

400' building depth

16,000 SF bays

SPRINKLER SYSTEM

ESFR

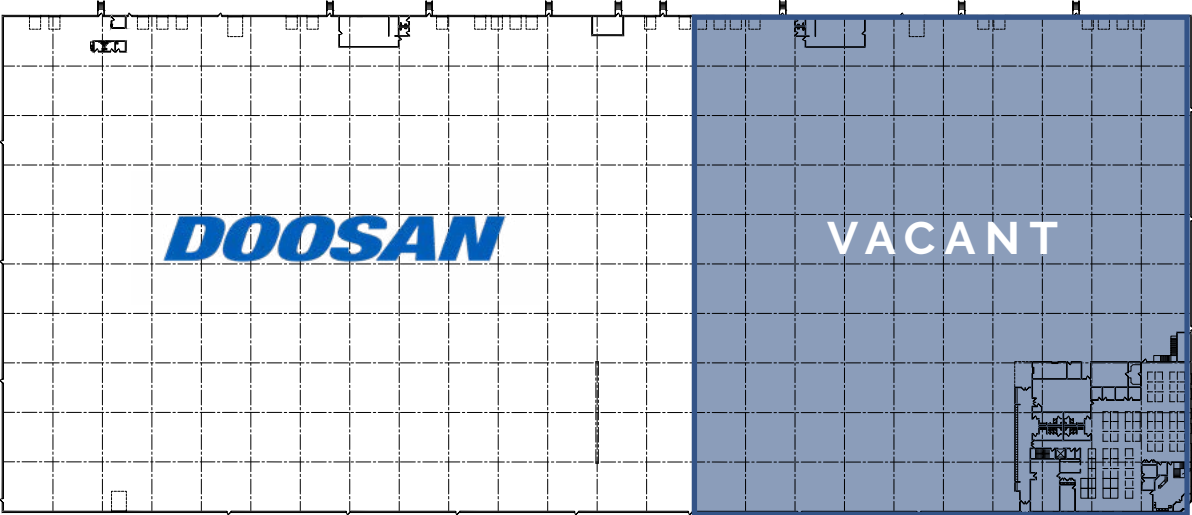
PARKING

338 stalls (.84/1000)

LAND AREA

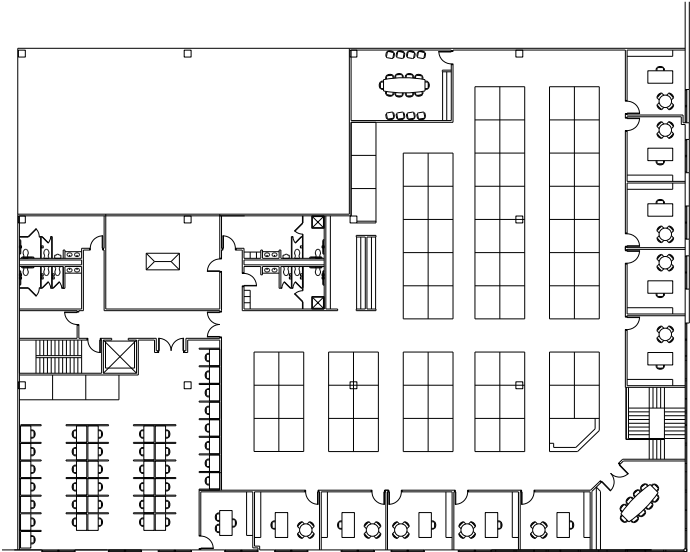
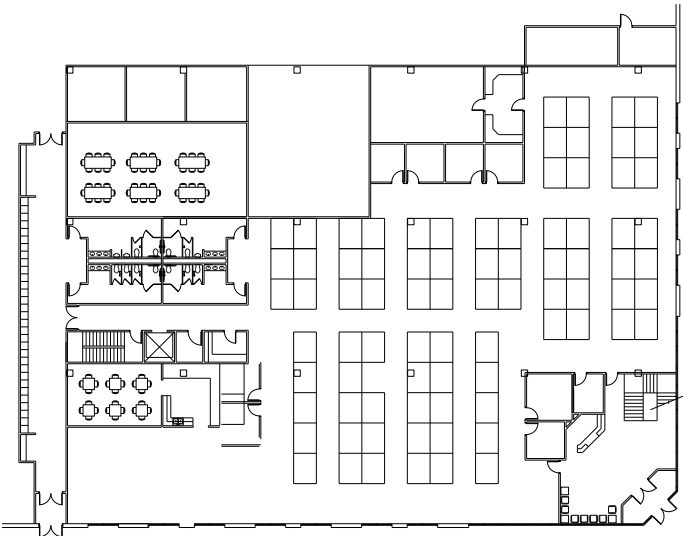
22.24 acres

FLOOR PLANS

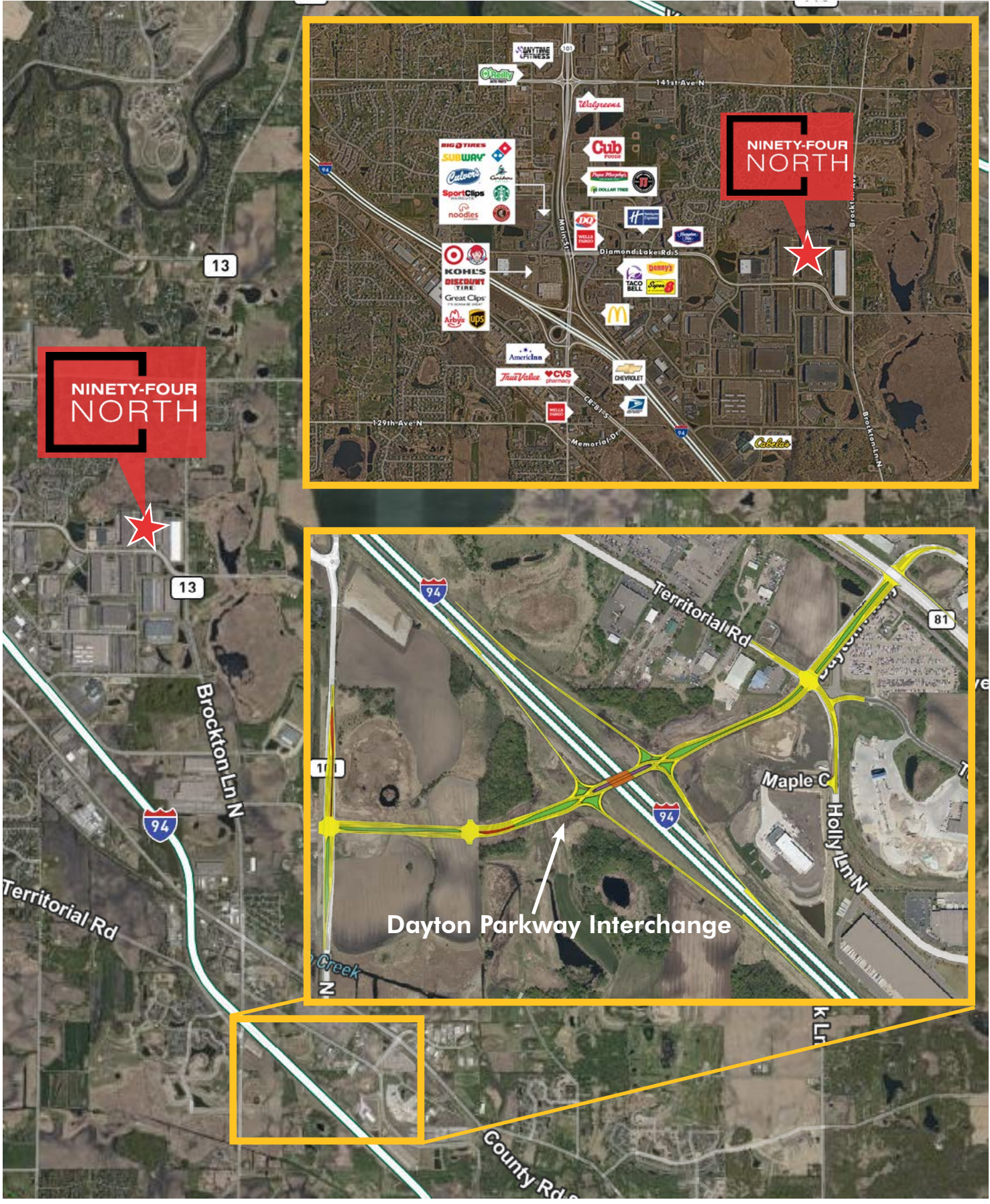


MAIN LEVEL OFFICE

MEZZ. LEVEL OFFICE



AMENITY MAP & DAYTON PARKWAY INTERCHANGE





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