

North Star Distribution Center

19730 South Diamond Lake Rd, Rogers, MN

FOR LEASE



193,685 SF Available



For more information, please contact:

Jason Meyer

Executive Director

+1 952 820 8735

jason.j.meyer@cushwake.com

Brent Masica

Executive Director

+1 952 893 8231

brent.masica@cushwake.com

Jonathan R. Yanta, SIOR, CCIM

Executive Director

+1 952 820 8734

jon.yanta@cushwake.com

Danny McNamara

Associate

+1 952 893 8895

danny.mcnamara@cushwake.com

3500 American Blvd W #200

Minneapolis, MN 55431

cushmanwakefield.com

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193,684 SF Available
Divisible to 40,000 SF

Property Highlights

- Short term occupancies available
- Easy Access to I-94, Highway 101 and County Rd 81
- Located in Rogers Distribution Park
- Close proximity to retail and restaurants
- Abundant glass line
- Tremendous natural light - clear story windows in each warehouse bay
- 50' concrete apron
- Double-loaded trailer parking
- I-1 zoning with outside storage



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Building Features

Building Size	271,145 sf
Total Available	193,685 sf
Divisible	40,000 sf
Clear Height	32'
Column Spacing	50' x 50' - 60' speed bay
Bay Size	13,000 sf bays
Loading	47 dock doors 1 12' 14' ramped drive-in door
Dock Equipment	7' x 8' Serco Levelers, bumpers and seals on every other loading door
Bay Depths	260'
Parking Ratio	0.78/1,000 sf
Trailer Parking Stalls	53
Sprinkler System	ESFR
Base Rents	\$4.50 psf + amortization
2020 Tax/CAM	\$2.52 psf Total
Notes	Utility services to be separately metered and the responsibility of tenant, along with janitorial, trash removal, etc.



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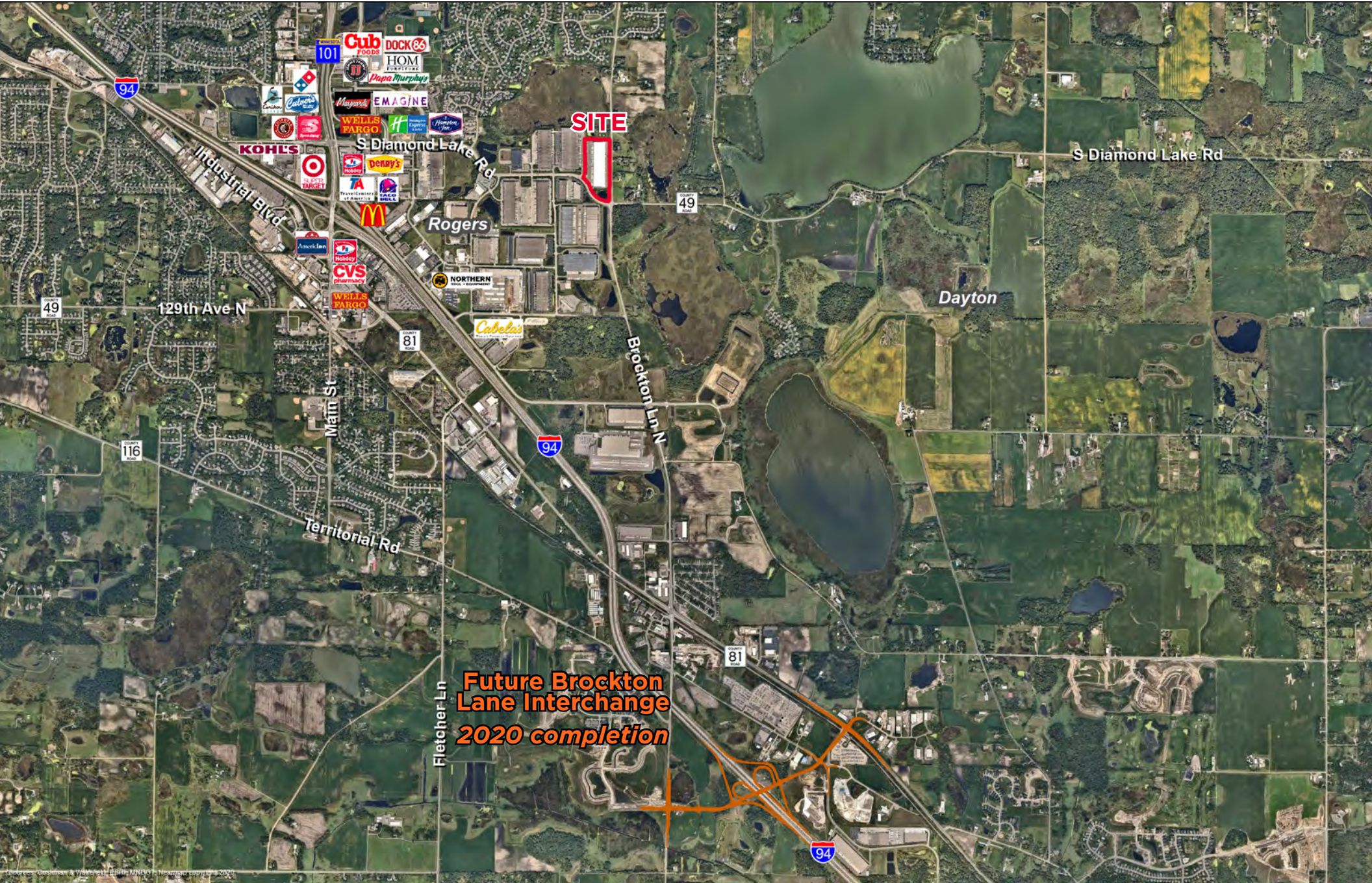


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SITE

**Future Brockton Lane Interchange
2020 completion**

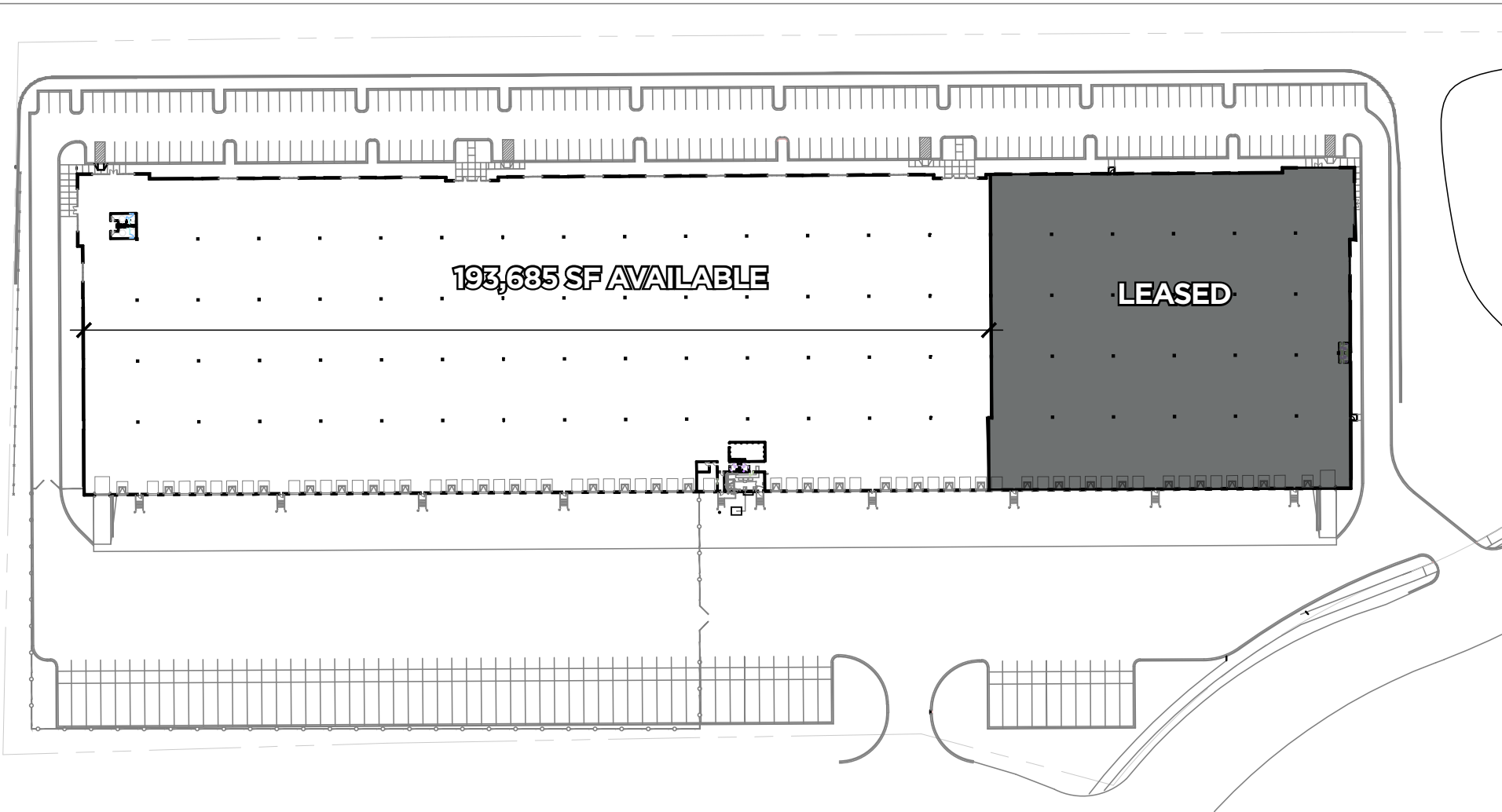
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BROCKTON AVENUE NORTH



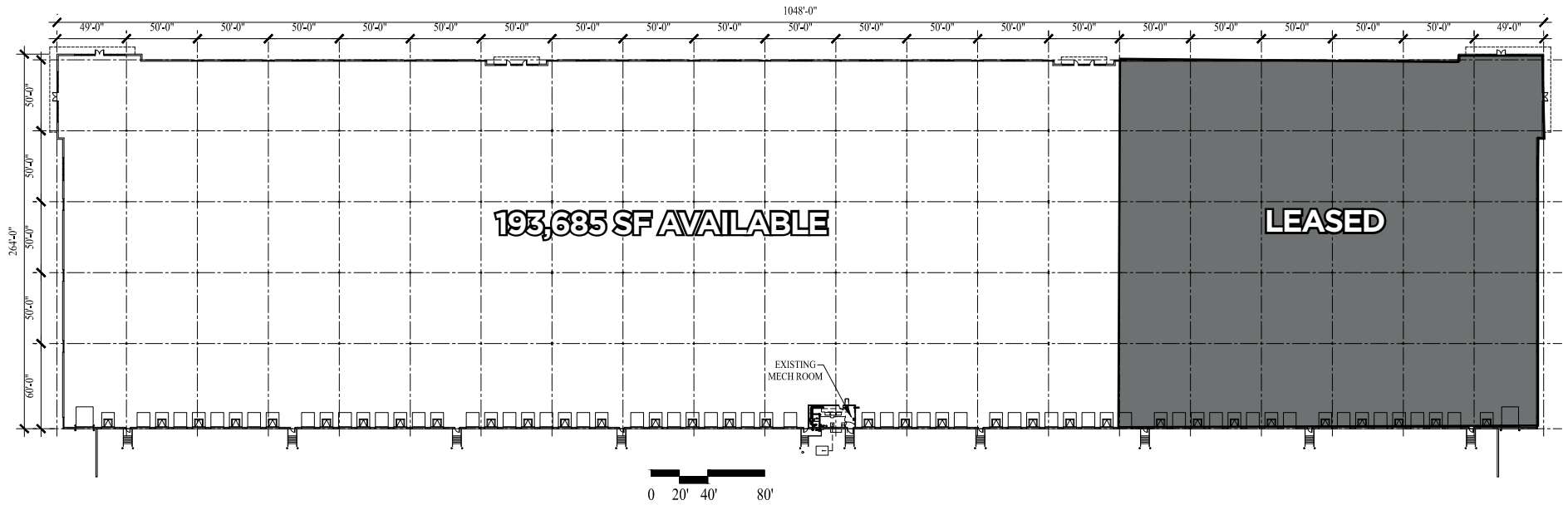
Floor Plan
Scale: 1"=120'-0"

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FLOOR PLAN
SCALE: SEE GRAPHIC SCALE

