



31,662 SF INDUSTRIAL SPACE FOR LEASE

I-94 DISTRIBUTION CENTER

22000 INDUSTRIAL BLVD | ROGERS, MN 55374

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T TRANSWESTERN®

706 Second Ave S
Suite 100
Minneapolis, MN 55402

T 612.343.4200
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www.transwestern.com



BUILDING FEATURES

- Building Size: 297,756 SF
- \$4.50-9.50 PSF Net
- 2019 Estimated Tax/Ops:
 - \$1.64 PSF
 - \$1.05 PSF
 - \$2.69 PSF Total
- Clear Height: 24'
- Year Built: 1993, expansion in 1998
- Column Spacing: 42' x 38'
- Fire Protection: ESFR
- Power: 1200 AMP, 480/277 Volt, 3-Phase

VACANCY INFORMATION

Available Jan. 1, 2020

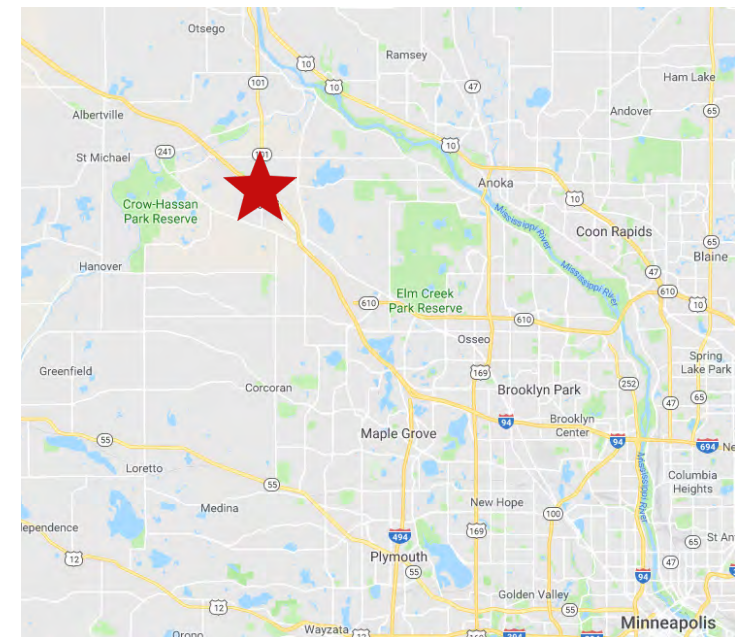
Available Space:

Suite 600

Office: 3,241 SF
Warehouse: 28,241 SF
Total SF: 31,662 SF

Loading Docks:

4 loading docks with pit levelers
1 drive-in



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Nate Erickson, CCIM

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Alex Baron

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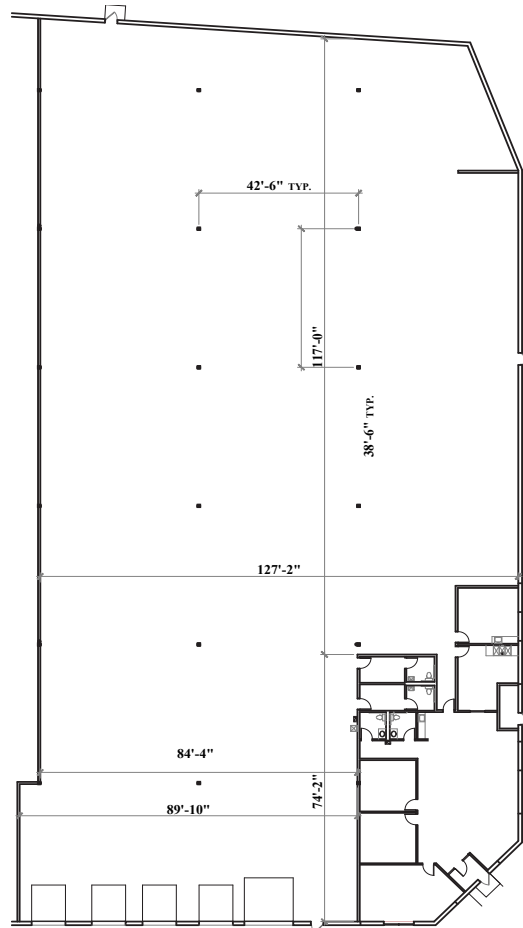
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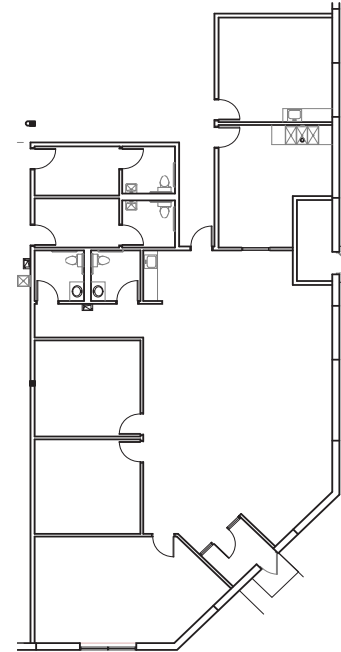
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SUITE 600
31,662 SF



SUITE PLAN

Office: 3,241 SF
Warehouse: 28,241 SF
Total SF: 31,662 SF



OFFICE PLAN
3,241 SF

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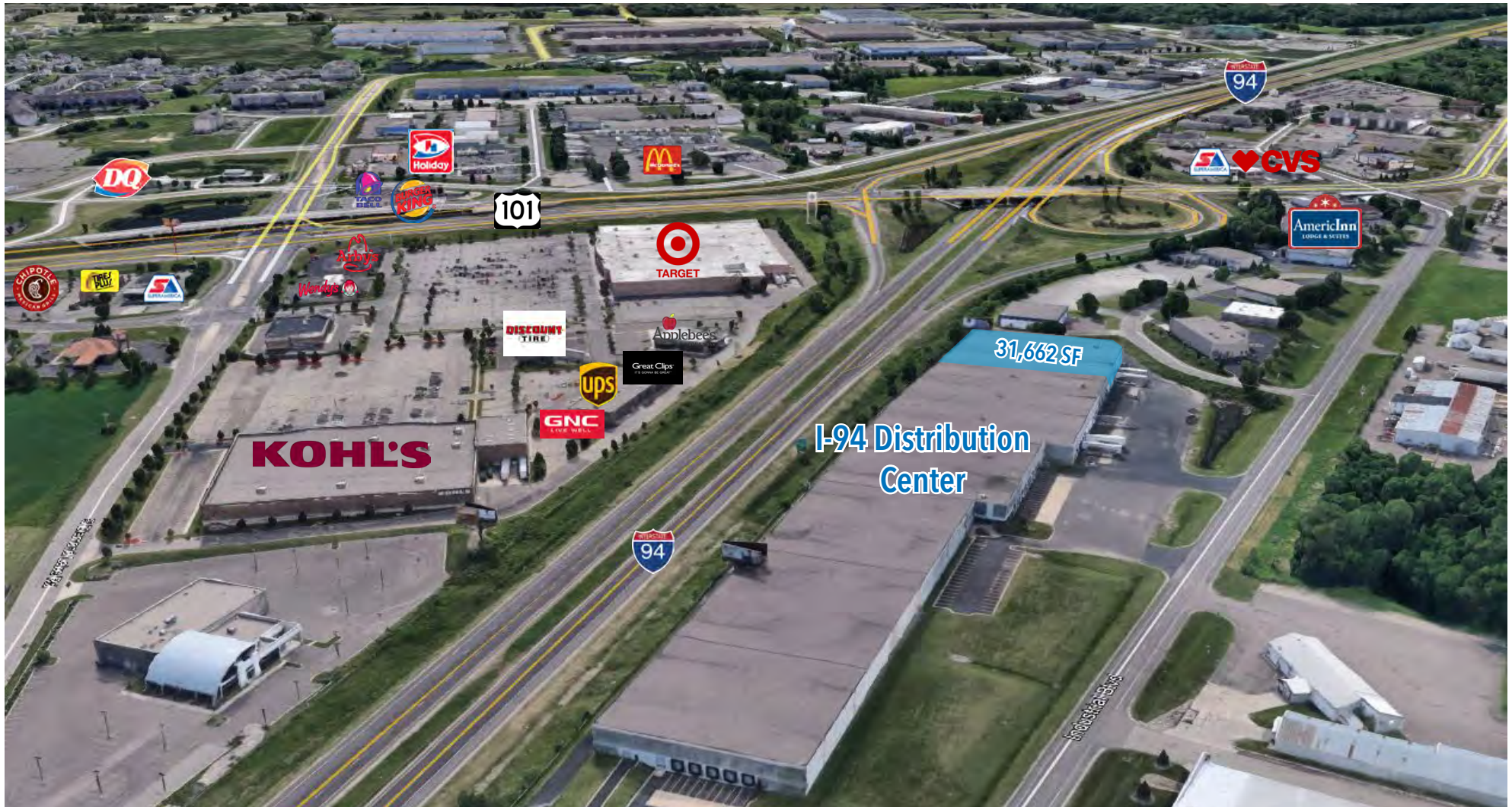
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