

FOR LEASE >

HIGHWAY 101 DISTRIBUTION CENTERS I, II, III & IV

14585 Northdale Boulevard | Rogers, MN 55374



Accelerating success.



BUILDING FEATURES

- > State of the art high bay bulk warehouse
- > Premier distribution facilities
- > 33 acre master planned park
- > 33,000 - 215,000 SF Available
- > Access to Hwy 101 and 1.8 miles to I-94
- > Full visibility to Highway 101
- > Existing and BTS available



CONTACT US

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Owned by:



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HIGHWAY 101 DISTRIBUTION CENTER II

EXISTING BUILDING

14585 Northdale Boulevard | Rogers, MN 55374

BUILDING II SQUARE FEET:

168,000 SF

AVAILABLE:

33,804 SF

TOTAL OFFICE SQUARE FEET:

Build-to-suit

COLUMN SPACING:

50' x 50'

(60' speed bay/200' depth)

LOADING:

Docks & Drive-ins (additional may be added)

TRAILER DROPS:

6

CLEAR HEIGHT:

32'

SPRINKLER:

ESFR

PARKING:

273 stalls

NET RENT:

\$4.75 PSF Warehouse

BTS Office

2019 RE TAX/CAM:

\$1.29 Tax

\$1.00 CAM

\$2.29 Total

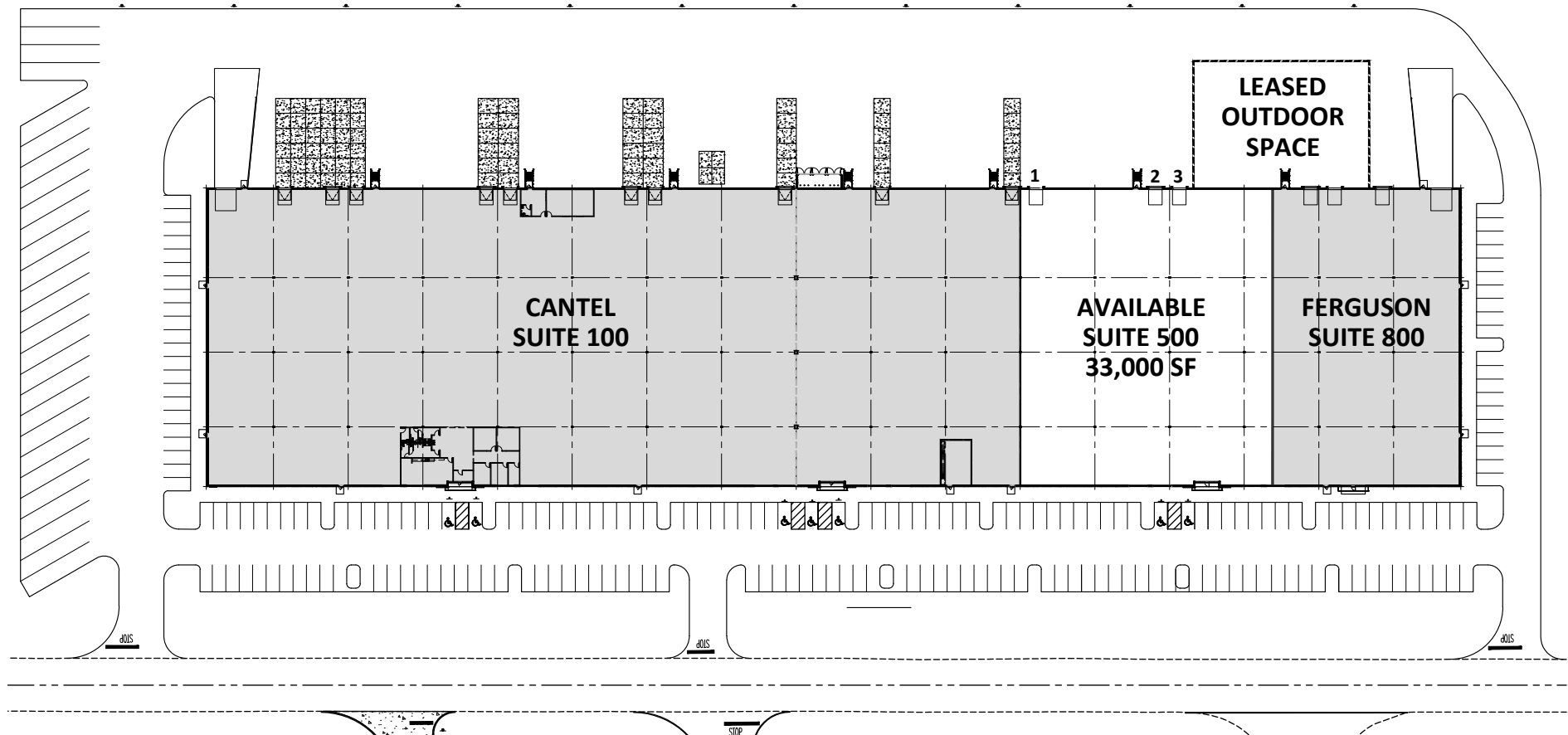


SITE PLAN >

HIGHWAY 101 DISTRIBUTION CENTER II | 14585 Northdale Boulevard | Rogers, MN 55374



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HIGHWAY 101 DISTRIBUTION CENTER III & IV

XXXXX Northdale Boulevard | Rogers, MN 55374

14.2 acre pad-ready BTS site on Hwy 101

PROPOSED BUILDINGS III-IV SQUARE FEET:

189,000 SF Total

MINIMUM DIVISIBLE:

75,000 SF

TOTAL OFFICE SQUARE FEET:

Build-to-suit

COLUMN SPACING:

50' x 50'

60' speed bay

LOADING:

Ample docks and drive-ins

CLEAR HEIGHT:

28'-32'

SPRINKLER:

ESFR

PARKING:

340 stalls (1.8/1,000)

NET RENT:

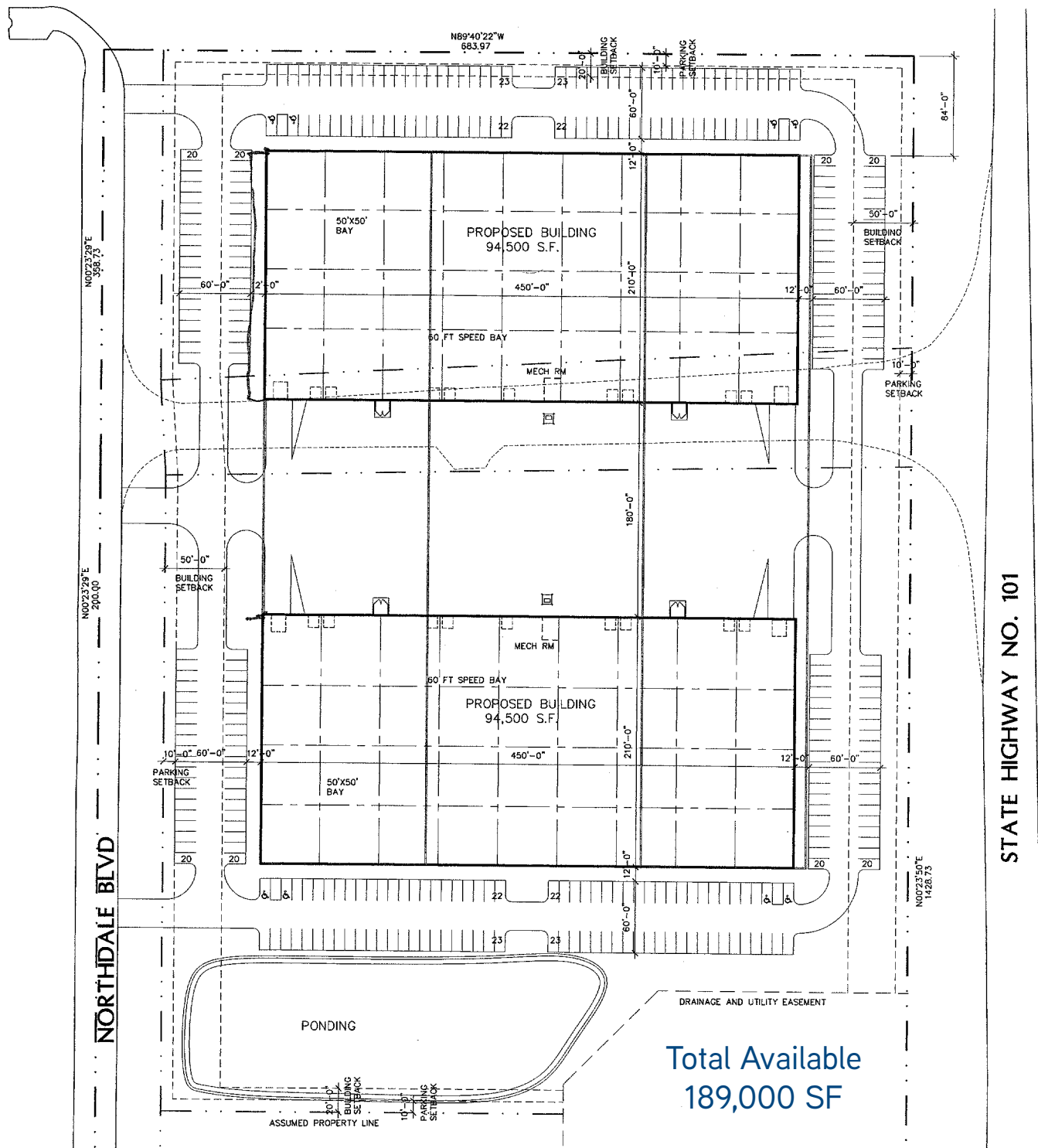
\$4.95 PSF + Amortized

INITIAL RE TAX/CAM:

\$0.65 PSF



HIGHWAY 101 DISTRIBUTION CENTER III & IV | XXXXX Northdale Boulevard | Rogers, MN 55374



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HIGHWAY 101 DISTRIBUTION CENTER

➤ AERIAL



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