

Speculative Development



ROGERS INDUSTRIAL PARK

FEATURES/AMENITIES

- This property is located within a mature business park offering outstanding freeway access to I-94, 610 and Highway 81, allowing for quick access to the Twin Cities metro.
- Excess acreage allows for excellent opportunity for 141,000 SF building expansion, outdoor storage or additional trailer parking.
- Located in close proximity to an abundance of retail, hotel and restaurant amenities.
- Zoned LI - Limited Industry

ASKING PRICE

Negotiable

ASKING RATE

\$9.00 PSF office/\$4.00 PSF warehouse

2017 REAL ESTATE TAXES

\$515,216.10 (\$1.54 PSF)

OPERATING EXPENSES

+/- \$1.00 PSF



**13201 Wilfred Lane North
Rogers, MN 55374
United States**

**MSA: Minneapolis
TYPE: Speculative Development
SIZE: 335,400 SF**



SCANNELL
P R O P E R T I E S

8801 River Crossing Blvd. Suite 300
Indianapolis, IN 46240

For more information about this property, contact Scannell.

Broker:

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