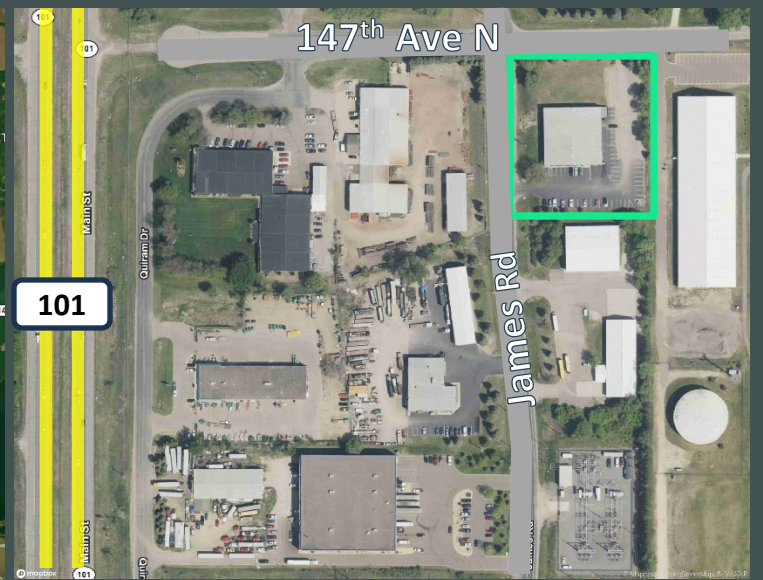


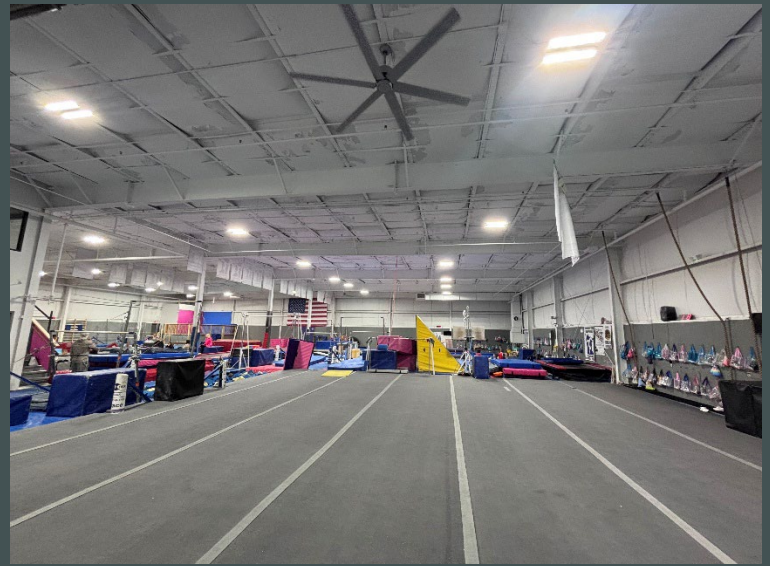
# 14680 James Road

Rogers, MN 55374



## PROPERTY FEATURES

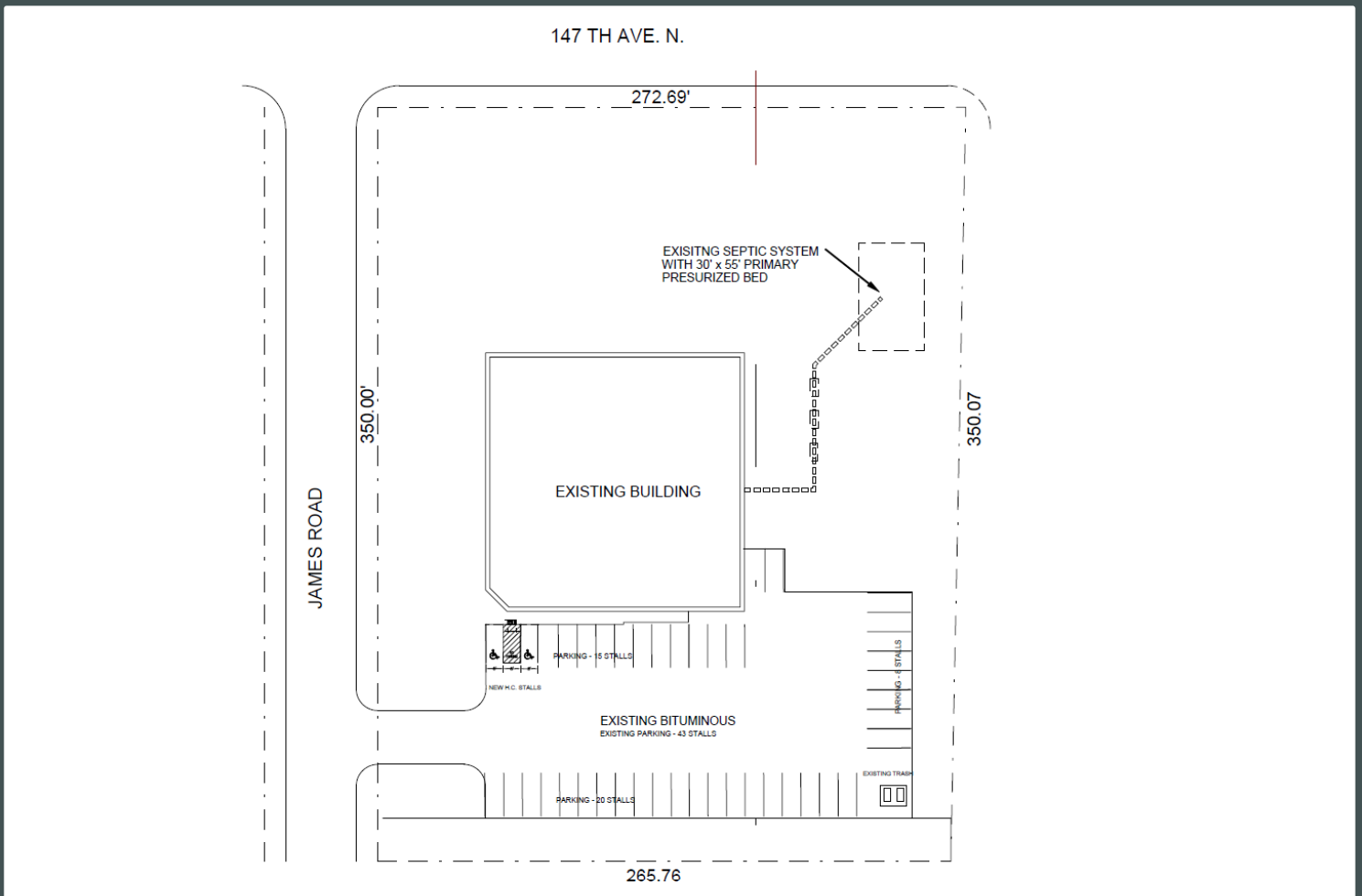
<b>Building Size:</b>	16,660 SF
<b>Available SF:</b>	2,282 SF Office 2,263 SF Office 2 <sup>nd</sup> lvl 12,115 SF Warehouse
<b>Land Area:</b>	2.16 Acres
<b>Clear Height:</b>	17'-19'
<b>Loading:</b>	1 dock door with leveler and seal 1 oversized drive-in door 12'x16' with opener
<b>Lighting:</b>	LED
<b>Power:</b>	400 AMP/208v 3 phase
<b>Sprinkler:</b>	Fully Sprinkled
<b>Parking:</b>	53 Stalls
<b>Sale Price:</b>	\$2,950,000 or \$177 PSF
<b>2026 Taxes:</b>	\$65,504.36 or \$3.93 SF
<b>Available:</b>	January 1, 2027



## PROPERTY HIGHLIGHTS

- ❖ Great standalone opportunity in Rogers!
- ❖ 100% Air Conditioned
- ❖ Convenient access to Highway 101 & Interstate I-94
- ❖ Newer HVAC
- ❖ Building Expandable by 12,000 SF
- ❖ White Walls & Deck

## SITE PLAN





# AMENITIES MAP



## Contact Us

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