



FOR SALE

19140 Linden Drive, Rogers, MN

AVAILABLE SPACE

- Investment or owner occupied
- Expansion potential
- Total building size 12,000 SF
- Total land size 44,817 SF (1.03 Acres)
- Block construction, built in 1980
- Great location with quick access to Brockton Lane, County Road 81, and I-94
- Light industrial zoning
- Lease in place through November 30, 2025
 - One (1) year option to extend

PROPERTY DETAILS

Sale Price: \$1,400,000

Property Taxes: \$25,218.40 (2023)

FOR MORE INFORMATION, CONTACT

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CONTACT: Marty Fisher

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• Salient Facts

- Corner lot at signalized intersection of Brockton Lane & Cty 81
- Total building size 12,000 SF
- Office area includes (750 SF)
 - Reception
 - 3 private offices
 - Lunchroom
 - Restroom
- Warehouse area includes (11,250 SF)
 - (2) 14' high doors (1) dock
 - 16' clear height
 - (1) 5-ton rooftop unit servicing office area
 - (4) gas fired units servicing warehouse area
 - (2) make-up units (MAU's)
 - 400 amps 120/208 VAC
 - City water available but using well
 - City sewer hooked to building
 - Fire sprinkled via holding tank and compressor
 - Tenant built mezzanine areas approx. 750 SF
- Lease in place through November 30, 2025
 - Tenant pays NNN
 - Tenant may exercise a 1-year option
- 14 marked surface stalls (parking)



SOLD





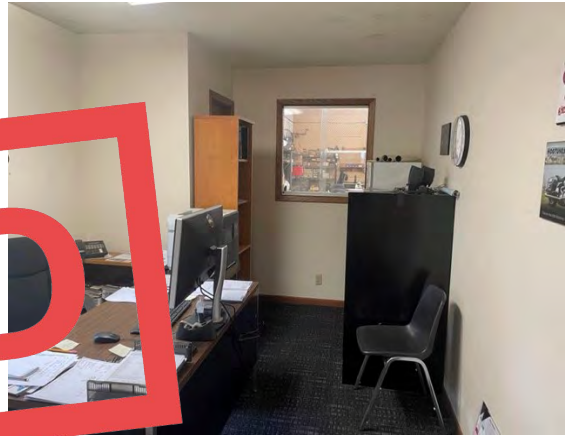
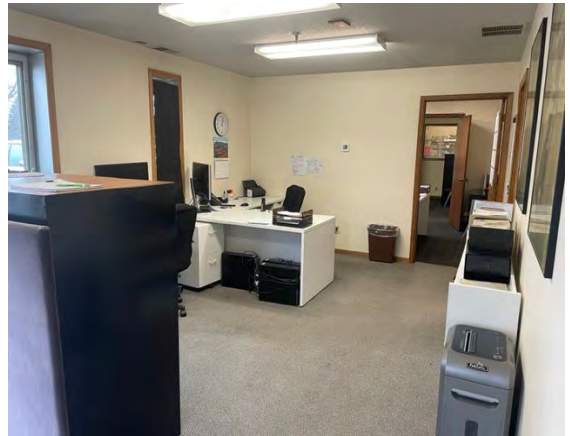
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Office Area (750 SF)

- Reception
- Lunchroom
- (3) privates
- Restroom



SOLD





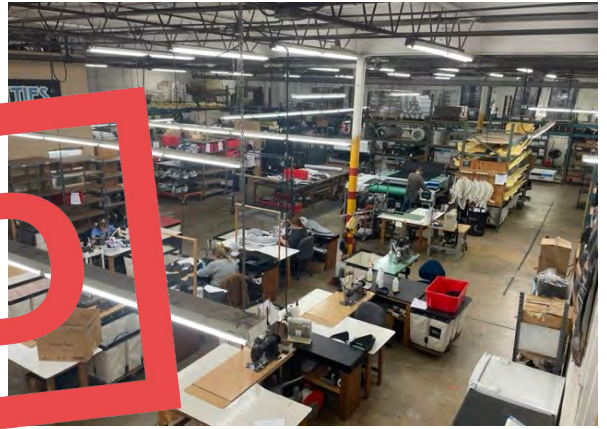
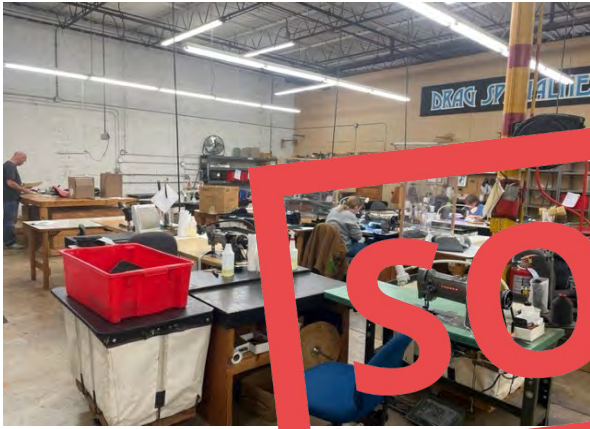
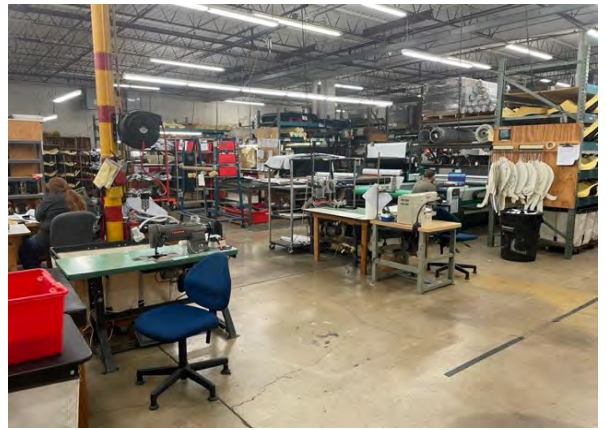
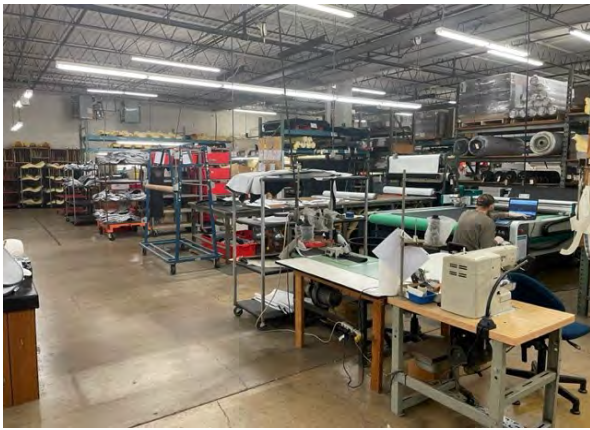
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Warehouse Area (11,250 SF)

- 16' Clear
- (2) drive-in doors (1) dock
- 4-unit heaters
- Fire sprinkled
- 400 amps 120/280 VAC



SOLD





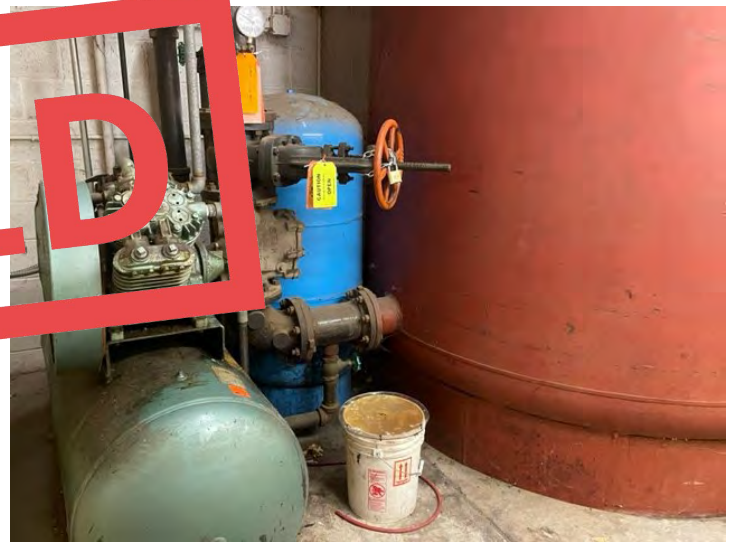
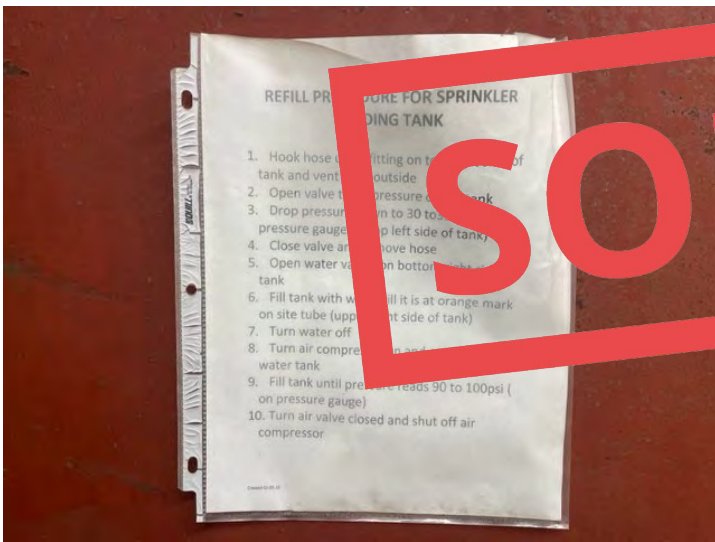
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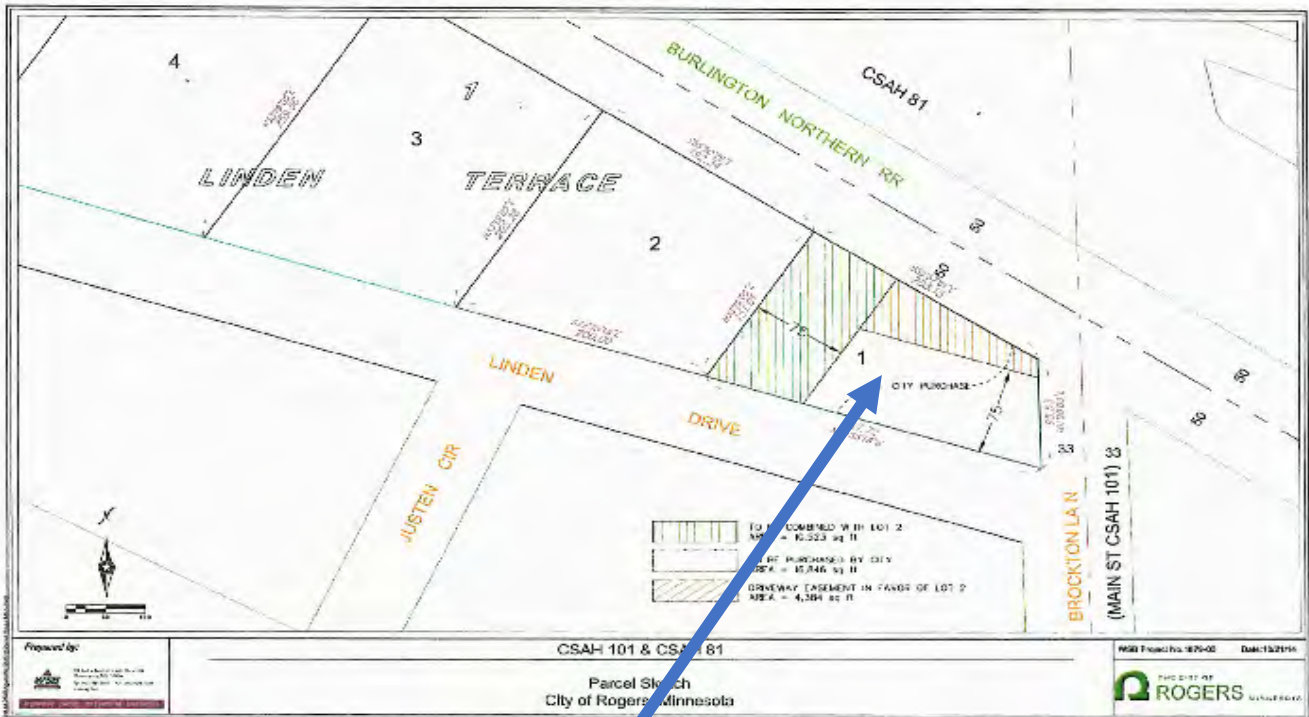
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City owned but have indicated they may be willing to sell



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