



TRANSWESTERN

REAL ESTATE
SERVICES

22000

I-94 Distribution Center



*Photo showing new color scheme
coming Spring 2024

I-94 DISTRIBUTION CENTER

116,000 SF AVAILABLE

W/ 1.5 ACRES OF OUTDOOR STORAGE

22000 INDUSTRIAL BLVD | ROGERS, MN 55374

PROPERTY SPECIFICATIONS



*Photo showing new color scheme coming Spring 2024

Property Features

Total SF: 297,256 SF

Clear Height: 24'

Year Built: 1993 | Expansion in 1998

Column Spacing: 42'6" x 38'6"

Fire Protection: ESFR

Bay Size: 8,288 SF

2023 Expenses

Tax: \$2.99 PSF

CAM: \$0.44 PSF

Insurance: \$0.12 PSF

Total Expenses: \$3.55 PSF

Available Space

Suite 100 - Available 3/1/2024:

5,015 SF Office

111,027 SF Warehouse

116, 042 SF Total*

*Divisible to 50,000 SF

1.5 Acres Outdoor Storage also available

Loading:

11 Dock Doors

2 Drive-In Doors

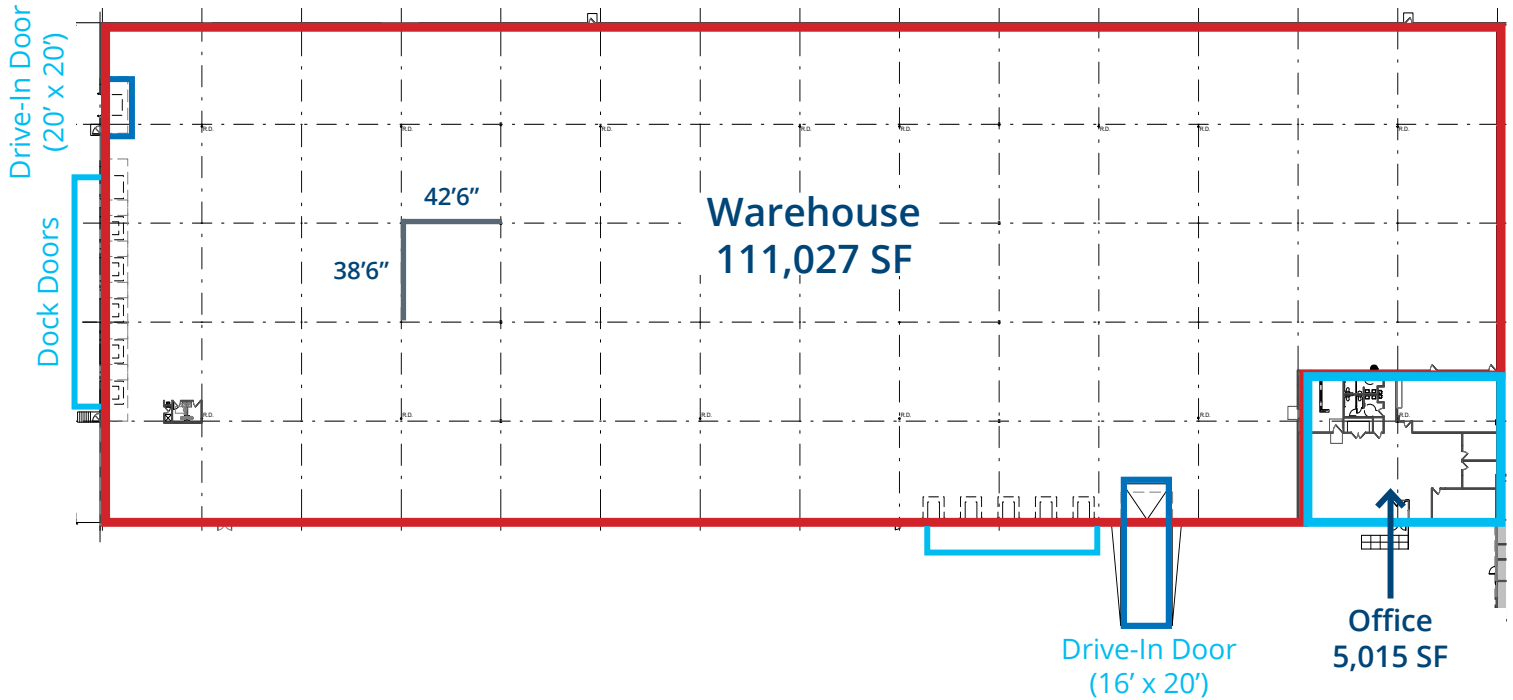
Power:

200 amp 277/480v 3-phase power

PROPERTY AERIAL



FLOOR PLAN



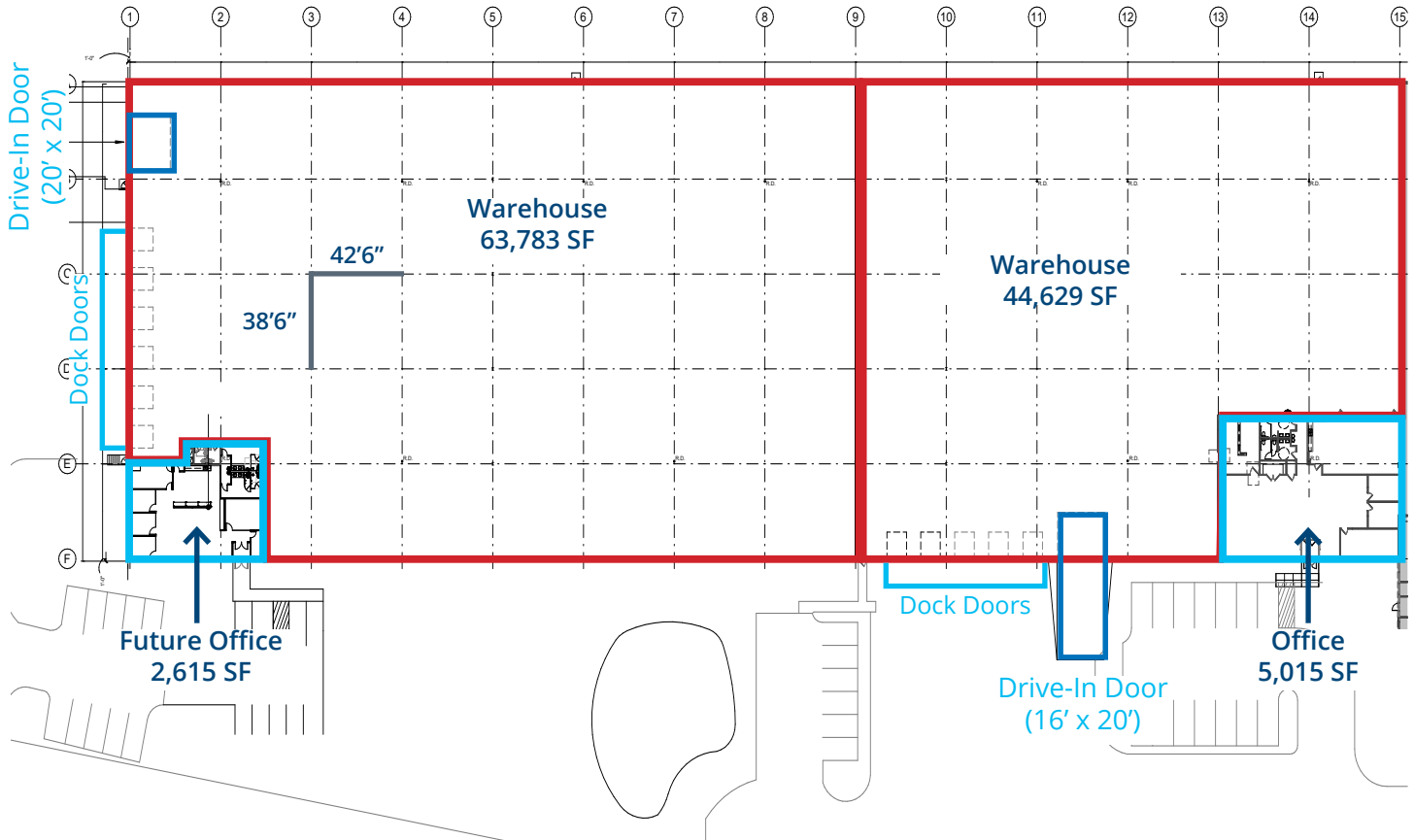
SUITE 100

Office: 5,015 SF

Warehouse: 111,027 SF

Total: 116,042 SF

POTENTIAL FLOOR PLAN OPTIONS



OPTION 1

Office: 2,615 SF

Warehouse: 63,783 SF

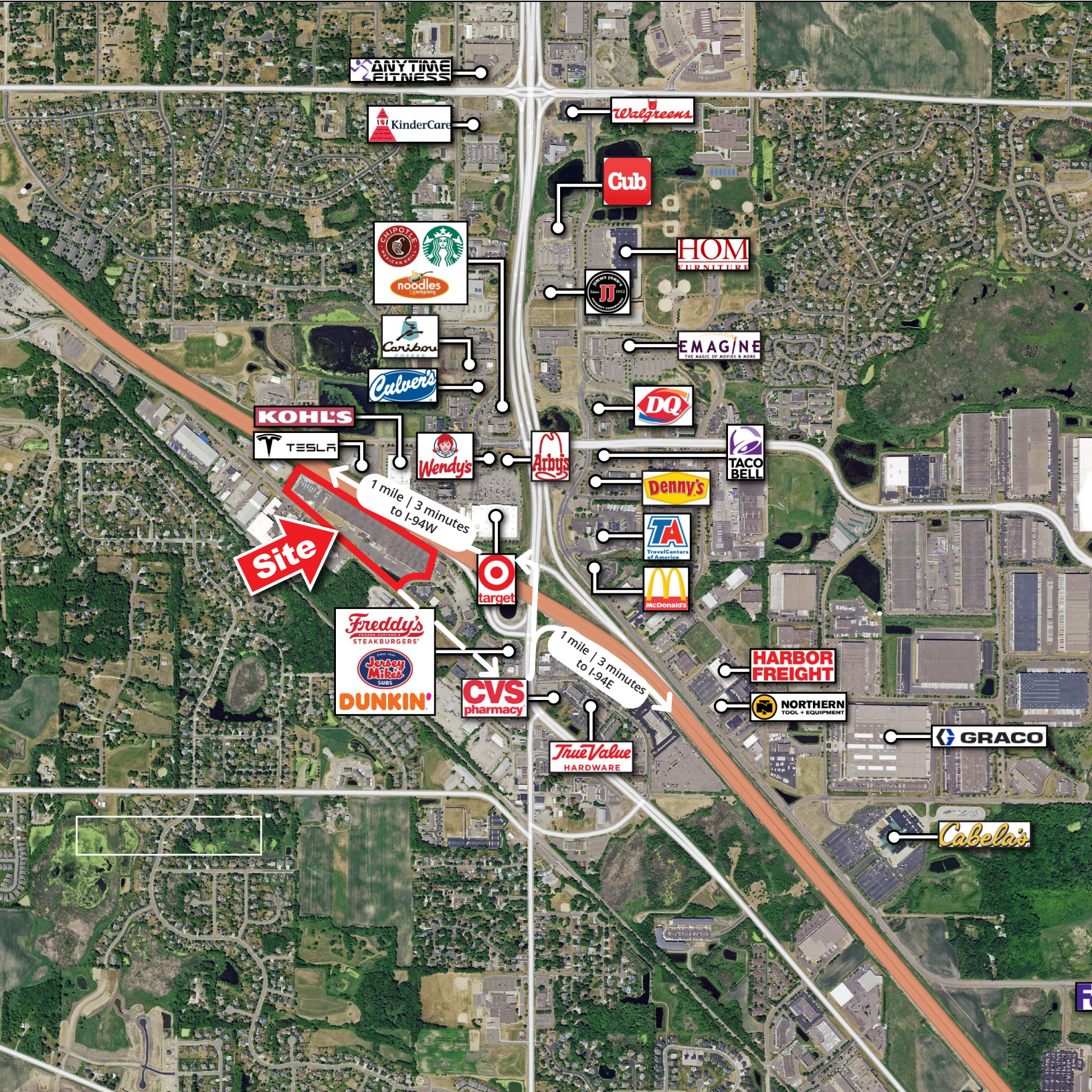
Total: 66,398 SF

OPTION 2

Office: 5,015 SF

Warehouse: 44,629 SF

Total: 49,644 SF



ANYTIME FITNESS

KinderCare

Walgreens

Cub

CRIPOTE
MEXICAN GRILL

Starbucks

noodles
company

Caribou

Culver's

HOM
STERN FITNESS

THE POST OFFICE

EMAGINE
THE MAGIC OF MOVIES & MORE

DQ

KOHL'S

TESLA

Wendy's

Arby's

Denny's

TACO BELL

Site

1 mile | 3 minutes
to I-94W

Target

TA
TravelCenters
of America

McDonald's

Freddy's
STEAKBURGERS

Jordan
Mits
SUBS

DUNKIN'

CVS
pharmacy

1 mile | 3 minutes
to I-94E

True Value
HARDWARE

HARBOR
FREIGHT

NORTHERN
TOOL + EQUIPMENT

GRACO

Cabela's



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REAL ESTATE
SERVICES



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