



TRANSWESTERN

REAL ESTATE  
SERVICES

22000

**I-94 Distribution Center**



# I-94 DISTRIBUTION CENTER

## 55,381 SF AVAILABLE

22000 INDUSTRIAL BLVD | ROGERS, MN 55374

# PROPERTY SPECIFICATIONS



## 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:** Approx. 11,000 SF

**Bay Depth:** 265'

## Expenses (2026)

\$3.93 PSF

## Available Space

### Suite 400:

3,253 SF Office

52,128 SF Warehouse

55,381 SF Total\*

\*Can demise to 22,000 SF or 33,000 SF

### Loading:

6 Docks | 1 Drive-In

### Available:

2/1/2026

### Power:

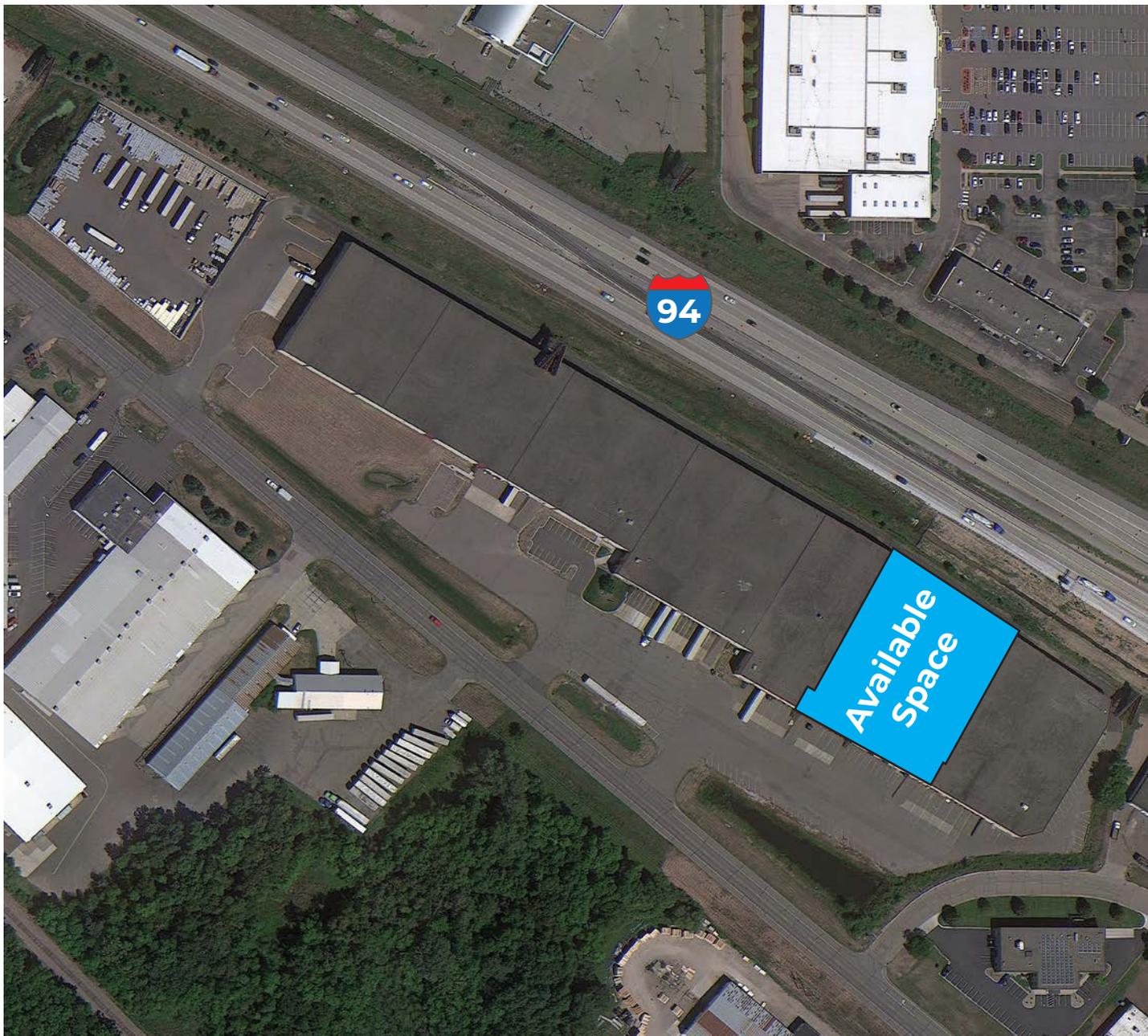
200 amp main disconnect, 3 phase

150 amp, 120/208V panel

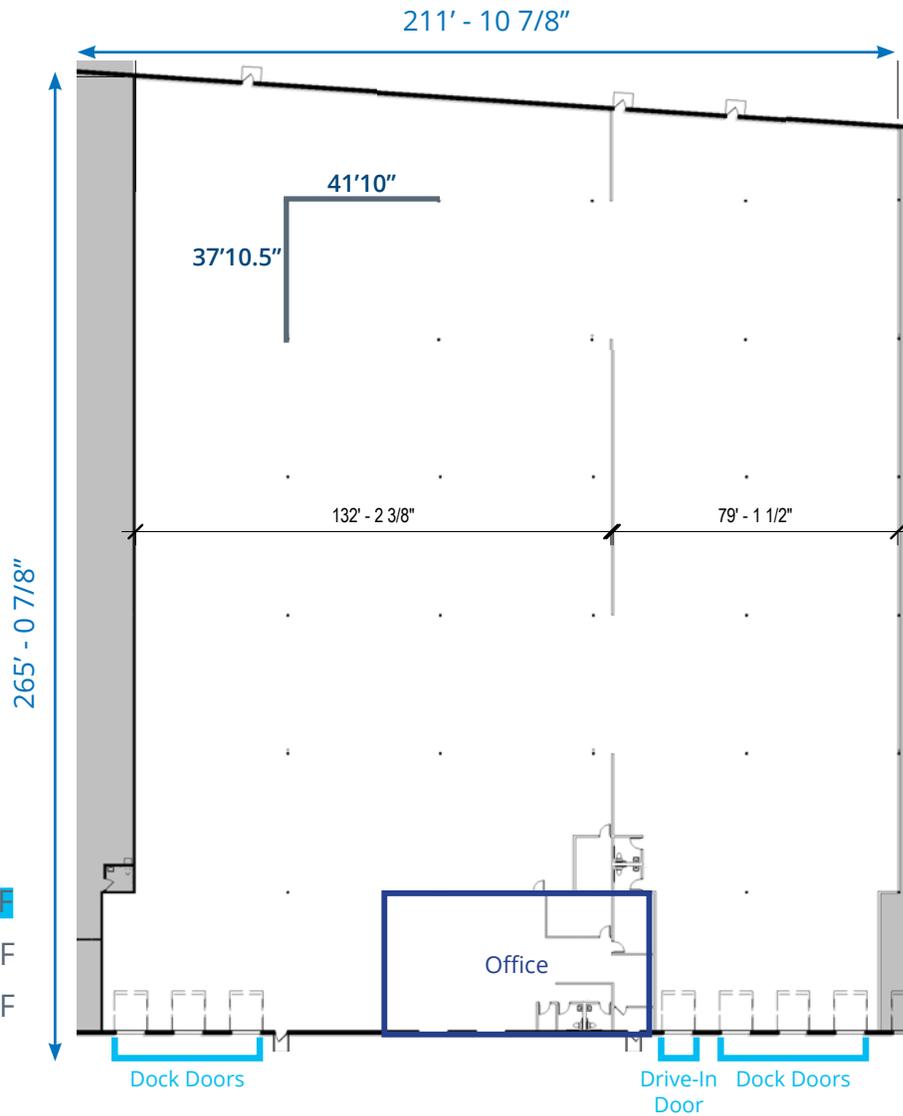
250 amp, 277/480V panel

Can add power

# PROPERTY AERIAL



# FLOOR PLAN

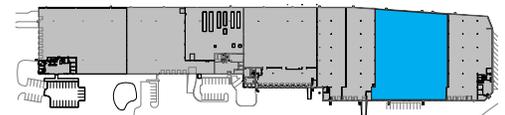


## SUITE 400

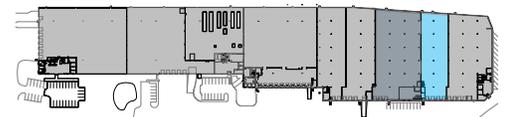
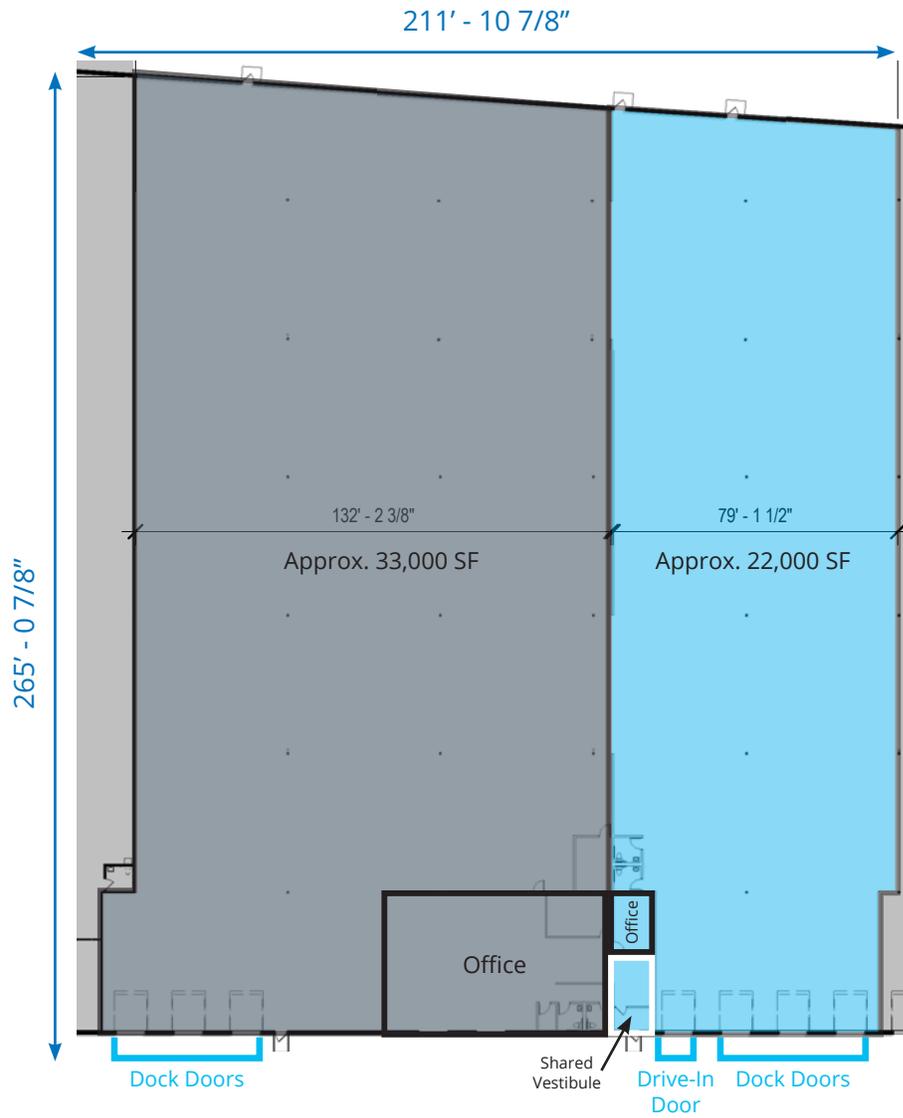
Office: 3,253 SF

Warehouse: 52,128 SF

Total: 55,381 SF



# ALTERNATIVE FLOOR PLAN









**TRANSWESTERN**

REAL ESTATE  
SERVICES



**NATE ERICKSON, SIOR**

612.359.1657

[nate.erickson@transwestern.com](mailto:nate.erickson@transwestern.com)

**ALEX BARON, SIOR**

612.359.1658

[alex.baron@transwestern.com](mailto:alex.baron@transwestern.com)