



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

## 2024 Expenses

**CAM & Tax:** \$3.65 PSF

## Available Space

### Suite 100:

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:

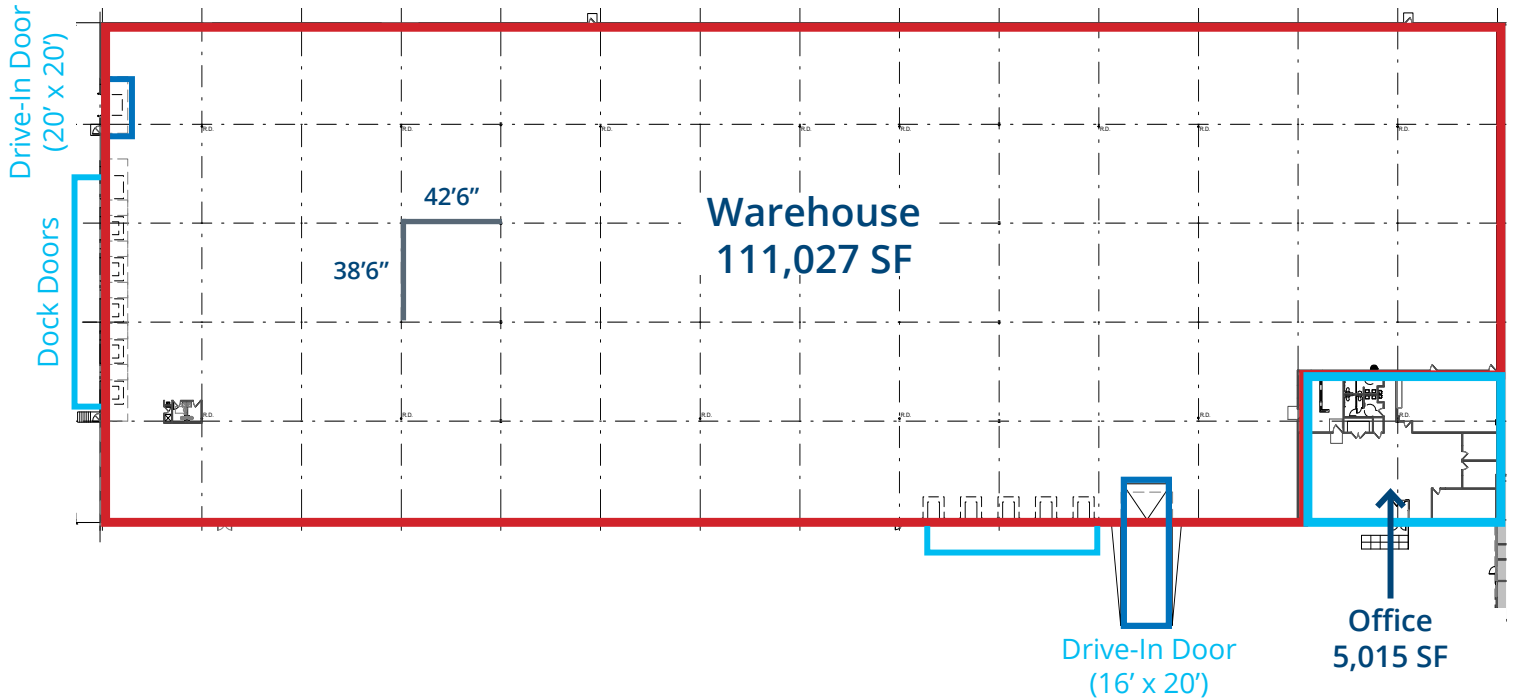
200 amp 277/480v 3-phase power



# PROPERTY AERIAL



# FLOOR PLAN



## SUITE 100

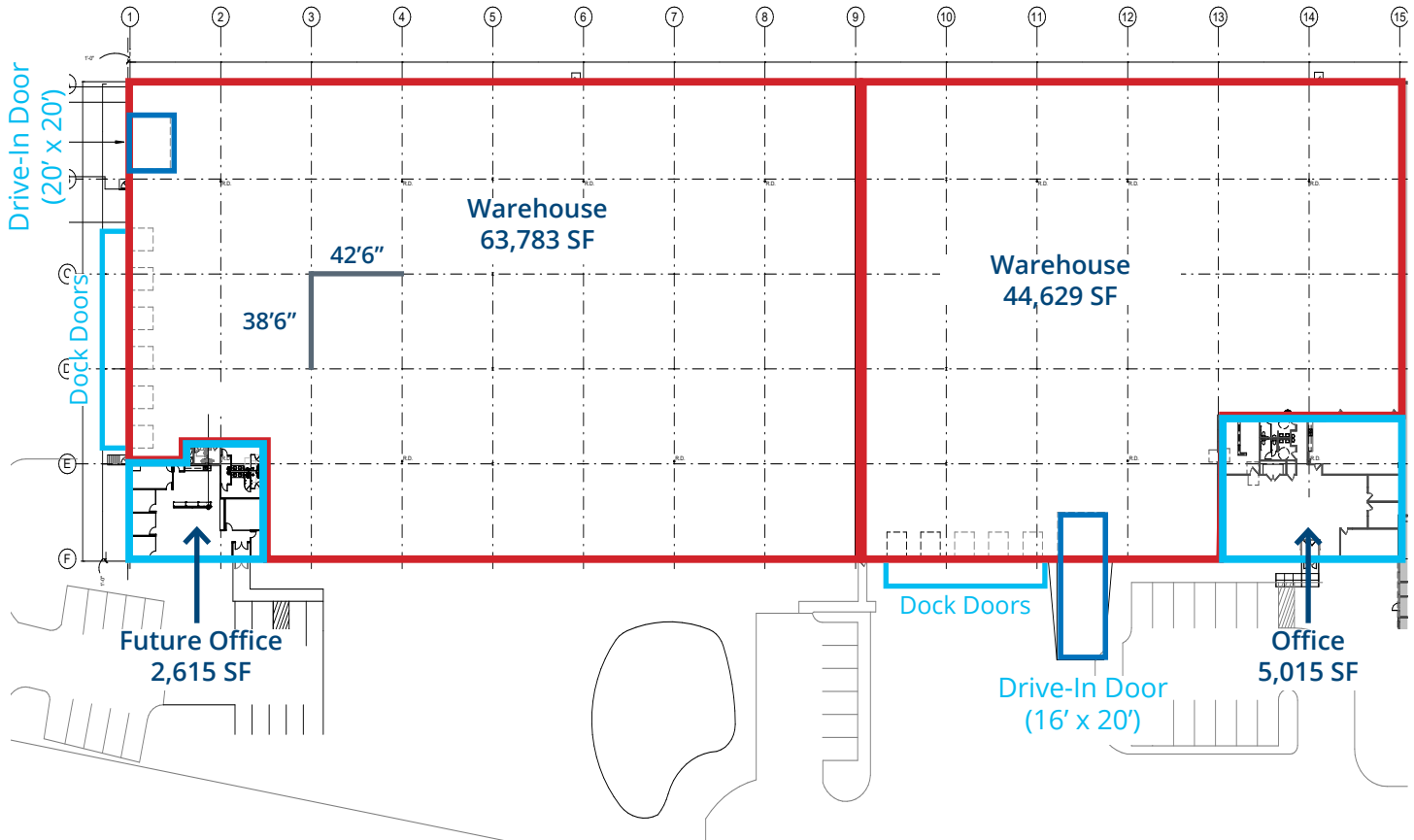
Office: 5,015 SF

Warehouse: 111,027 SF

Total: 116,042 SF



# POTENTIAL FLOOR PLAN OPTIONS



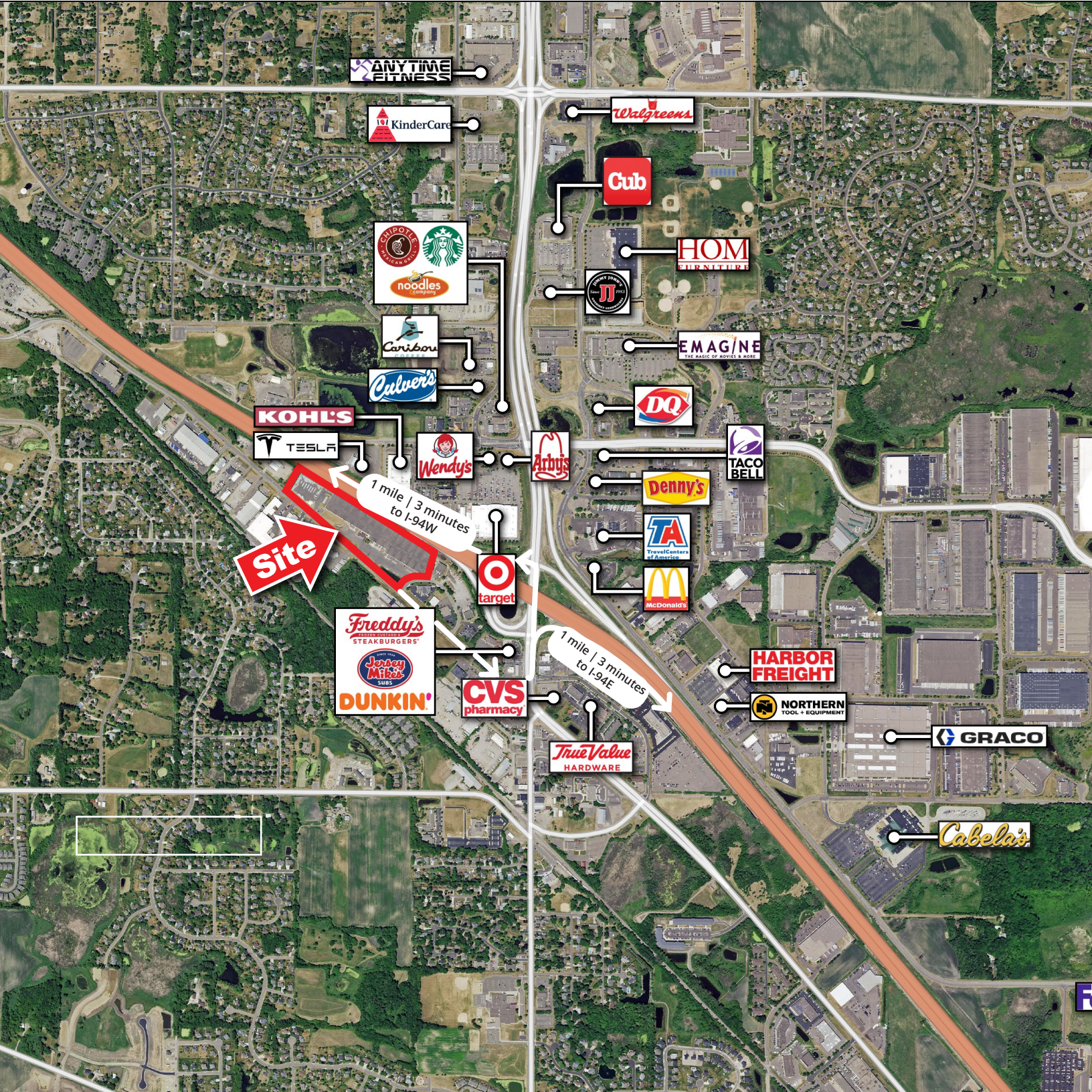
## OPTION 1

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

Caribou

noodles  
company

HOM  
STERN FITNESS

HOM  
STERN FITNESS

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









**TRANSWESTERN**

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