

# For Sale / Lease

## 15,550 Sq Ft Multi-Tenant Office-Warehouse Building

13325 Commerce Blvd, Rogers, MN 55371



Jordan Greenberg  
Andrew Ward  
952-746-9600

**SpaceNet Equities**  
"Commercial Real Estate Solutions"

[www.spaceneteq.com](http://www.spaceneteq.com)

8100 Wayzata Blvd. • Minneapolis, MN 55426

# Building Information and Site Map

## BUILDING SQ/FT:

Office/Showroom: 6,014 Sq Ft  
Warehouse: 9,526 Sq Ft  
Total: 15,550 Sq Ft

## SUITE SIZES:

6,776 Sq Ft  
7,254 Sq Ft  
1,100 Sq Ft

## COMMON:

420 Sq Ft

## YEAR BUILT:

1999

## LAND AREA:

1.60 Acres

## LOADING:

1 Dock, 3 Drive In Doors

## PARKING:

31 Designated Stalls

## SPRINKLER:

Yes

## CLEAR HEIGHT:

14 - 16' Warehouse

## UTILITIES:

Separately Metered

## ROOF:

Rubber Membrane & Rock

## COMMENTS:

*This hard-to-find multi-tenant office showroom property is available for sale or for lease. Seller financing is available for buyers and flexible suite sizes for tenants. Great opportunity for an owner-occupant to use a portion of the building with built-in expansion space, or a single user for the entire building.*

- \* Very nice office finishes
- \* Seller Financing Available

- \* Easy highway access to I-94 and 101
- \* Separately metered bays

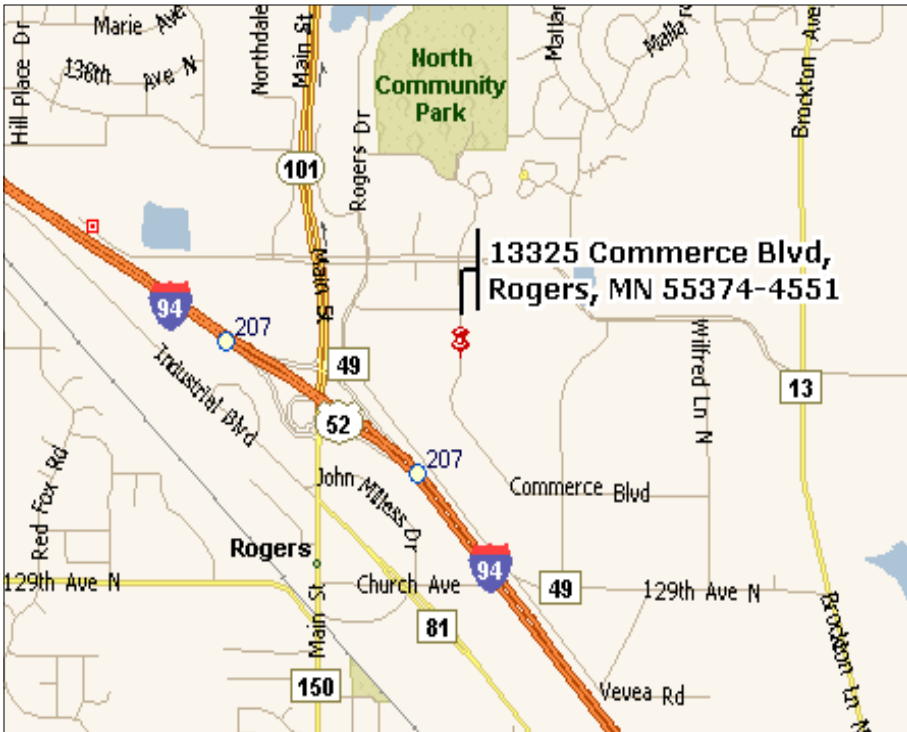
**SALE PRICE:** \$1,010,750

**2011 TAXES:** \$40,823

**LEASE RATE:** \$4.00 Per Ft Whse - \$8.00 Per Ft Office

**TAXES:** \$2.63 Per Ft

**CAM:** \$3.00 Per Ft



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For Leasing & Sales Information:

**Jordan Greenberg 952-746-9600**  
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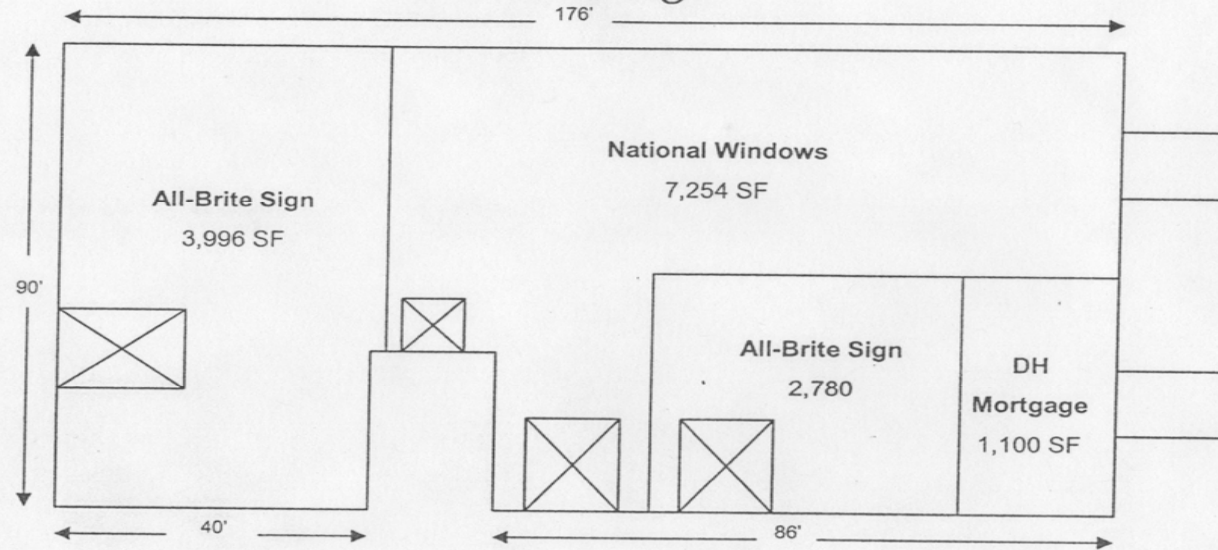
**Andrew Ward 952-746-9635**  
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## Building As-Built

### Building Plan

### All-Brite Sign



#### Square Footage Breakdown

All-Brite Sign: 6,776 SF

National Windows: 7,254 SF

DH Mortgage: 1,100

Entry: 420 SF

TOTAL SF: 15,550

## Building Aerial



## SpaceNet Equities

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This brochure has been compiled based on the best available information. We do not guarantee the reliability and accuracy of this information. All lessees and buyers should validate such information to ensure its accuracy.