



INDUSTRIAL CONDO

13025 George Weber Drive, #2
Rogers, MN 55374

FOR SALE
10,542 SF INDUSTRIAL CONDO



FEATURES:

- 10,542 SF Industrial Condo "For Sale" in Rogers, MN.
- Includes office space, showroom space & warehouse.
- Building has an outstanding image with attractive smooth panels.
- High end interior finishes!
- Located in growing area of Rogers near other businesses & retail.

Sale Price
Negotiable



FACTS:


- ▲ \$33,636.54 - 2024 Property Taxes
- ▲ Association Dues - \$750 per mo.
- ▲ PID #23-120-23-23-0011

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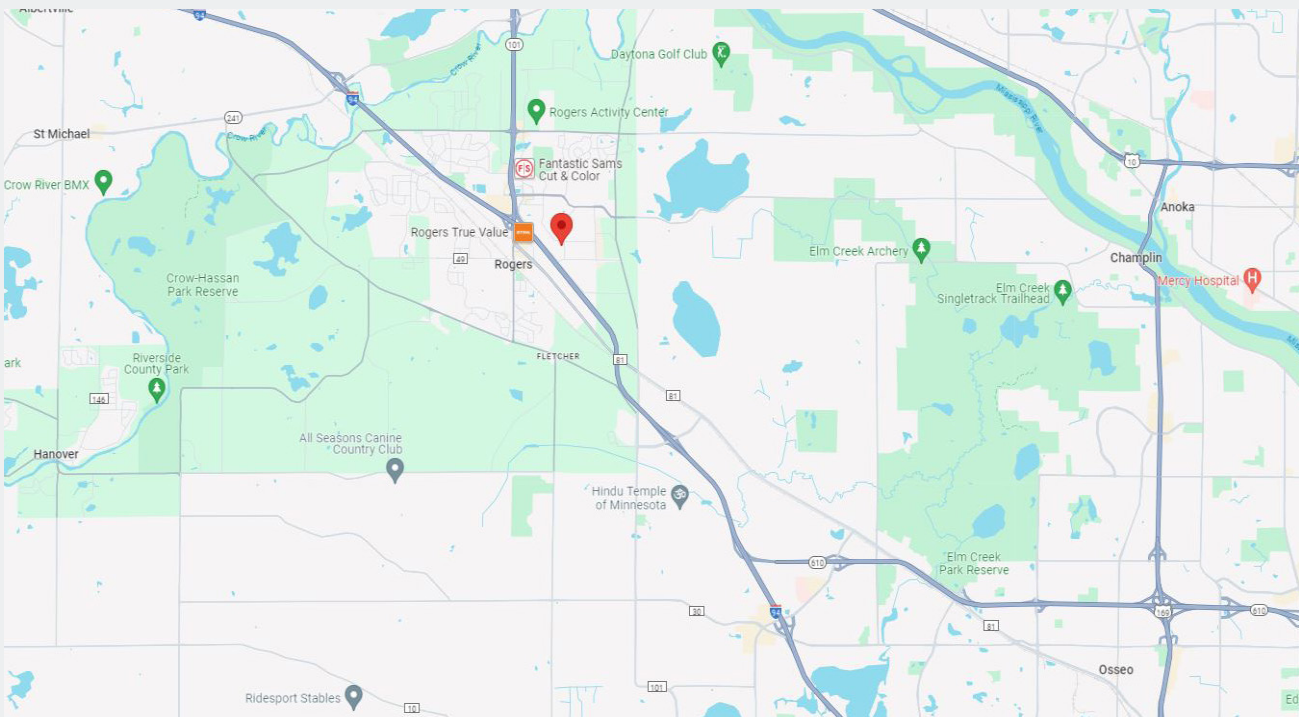
All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness.

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AERIAL & MAP

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PROPERTY FACTS

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BUILDING SIZE	<u>10,542 Total SF</u> 3,712 SF (Office) 3,200 SF (Showroom) 3,630 SF (Warehouse)
YEAR BUILT	2003
ZONING	RC
PID #	23-120-23-23-0011
2024 REAL ESTATE TAXES	\$33,636.54 Hennepin County
ASSOCIATION DUES	\$750 per month
ROOF	EDPM Ballastad
ELECTRICAL SERVICES	1,200 amp / 208 Volt / 3 phase
HVAC SYSTEMS	Rooftop & Radiant Heat
CLEAR HEIGHT	18' Clear Ht (Building Ht of 22')
DOCKS	(2) Loading Docks (12' x 12') & (8' x 12')
BAY DEPTH	40' x 120'
PARKING	45 Parking stalls
FLOOR THICKNESS	6" Slab on Grade

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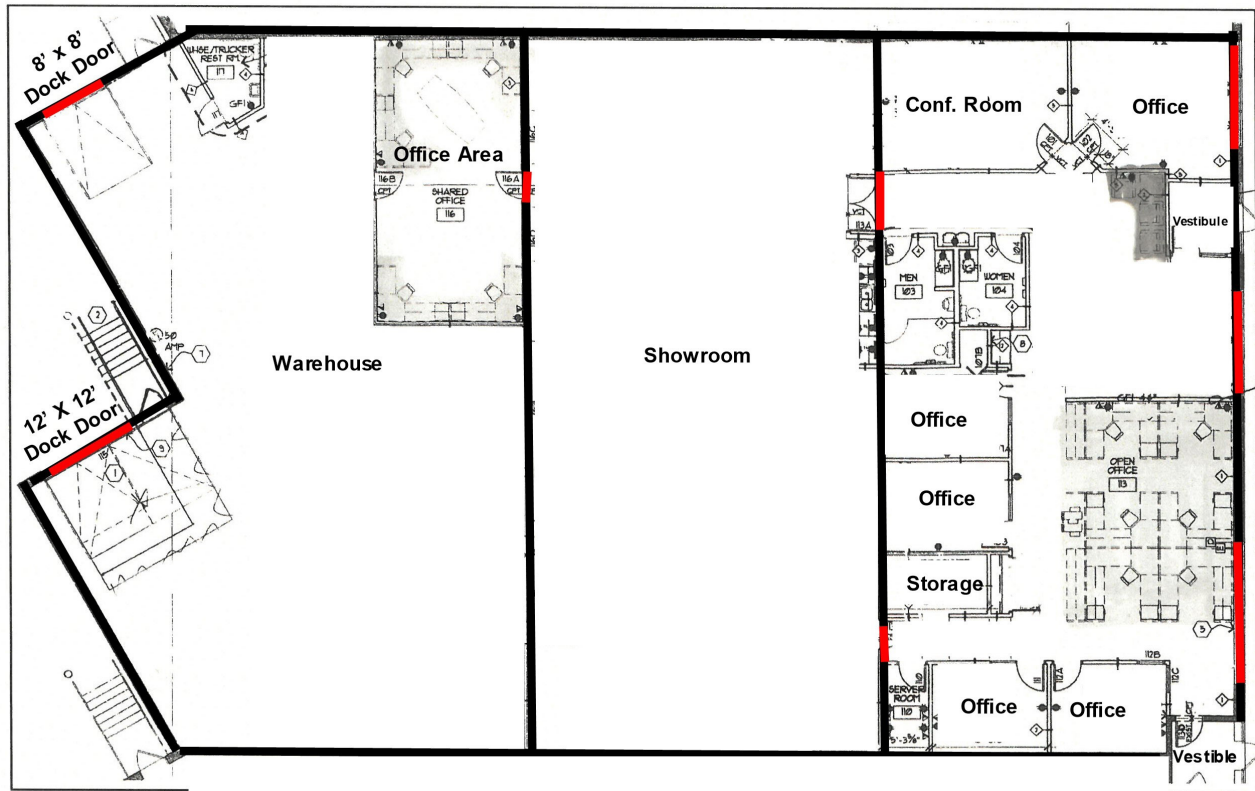
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FLOOR PLAN

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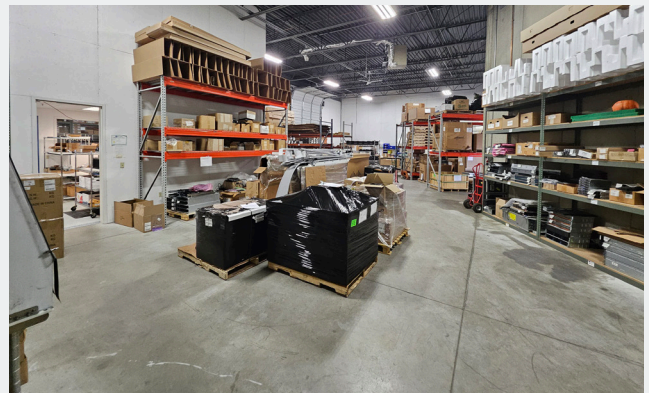
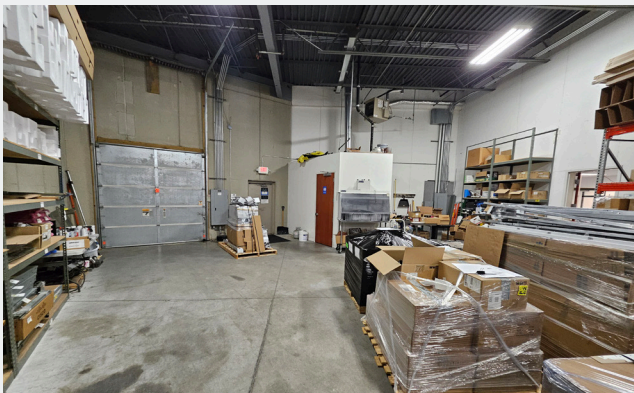
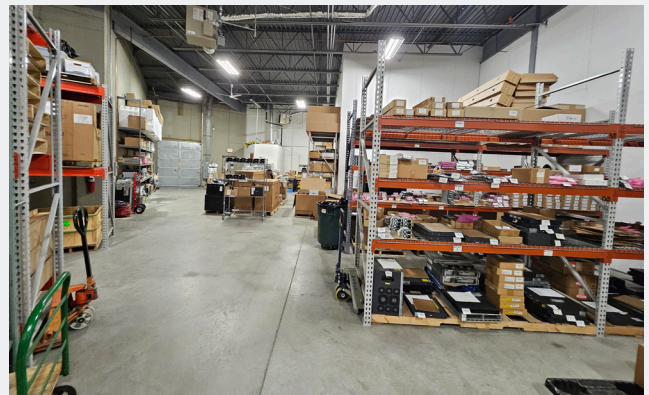
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CITY INFORMATION

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POPULATION (5 MILE RADIUS)	2010 Population - 10,433 2023 Population - 15,080 2028 Population Projection - 16,039
AVERAGE HOUSEHOLD INCOME	2023 - \$127,020
CITY OF ROGERS	<p>Rogers is on the rise as a thriving and growing regional hub that takes advantage of its unique location at the edge of the Twin Cities metropolitan region, within the Interstate 94 growth corridor between the Twin Cities and St. Cloud, and on the main routes to northern Minnesota recreational lake destinations. Rogers is the main commercial, industrial and travel hub in northwestern Hennepin County. In step with continuing regional growth and expansion of the regional roadway and transit systems, Rogers is committed to growing as a regional center for industries, retail businesses and jobs. As a local community, Rogers is a well-balanced, full service city that meets citizens desires for living, work-ing, shopping and playing. The community takes great pride in its small town atmosphere of strong neighborhoods, local schools, community churches and organizations, excellent public services, and a traditional downtown. To ensure that Rogers has a unique community identity long into the future, Rogers keeps its eye on preserving its small town character and enhancing its original downtown area. To balance the community's local and regional functions, the community will diligently plan for improving transportation accessibility within Rogers. Rogers views its continuing growth and change as opportunities to create an even better local community for citizens.</p> <p>As the city grows, particularly with the annexation of Hassan Township, Rogers values and is focused on maintaining its identity as a city at the urban/rural edge of the Twin Cities metro area. The city is virtually surrounded by natural areas, including the Crow River, Fox Creek and Rush Creek, lakes to the east and west, two regional park reserves, and the rural countryside. Through strategic planning of growth areas and the parks, open space and trail system, the city is committed to preserving the unique sense of place and livability of the community.</p>

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