

FOR LEASE

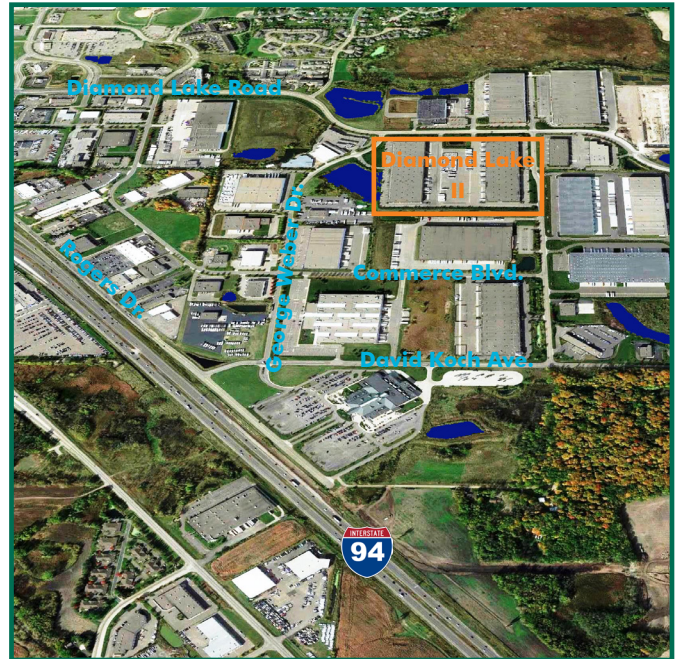
# DIAMOND LAKE INDUSTRIAL CENTER II

20015 DIAMOND LAKE ROAD SOUTH - ROGERS, MN 55374



## BUILDING HIGHLIGHTS

- + Immediate access to I-94 at Highway 101 from Diamond Lake
- + 8 minutes to I-494/I-694 loop
- + Low Tax/CAM
- + Segregated truck access with large truck court
- + Extensive on-site trailer storage
- + Designated outside storage
- + Corporate image with dedicated front entrances



## CONTACT US

### JAMES DEPIETRO

Senior Vice President  
+1 952 924 4614  
james.depietro@cbre.com

### DAN SWARTZ

Senior Vice President  
+1 952 924 4652  
dan.swartz@cbre.com

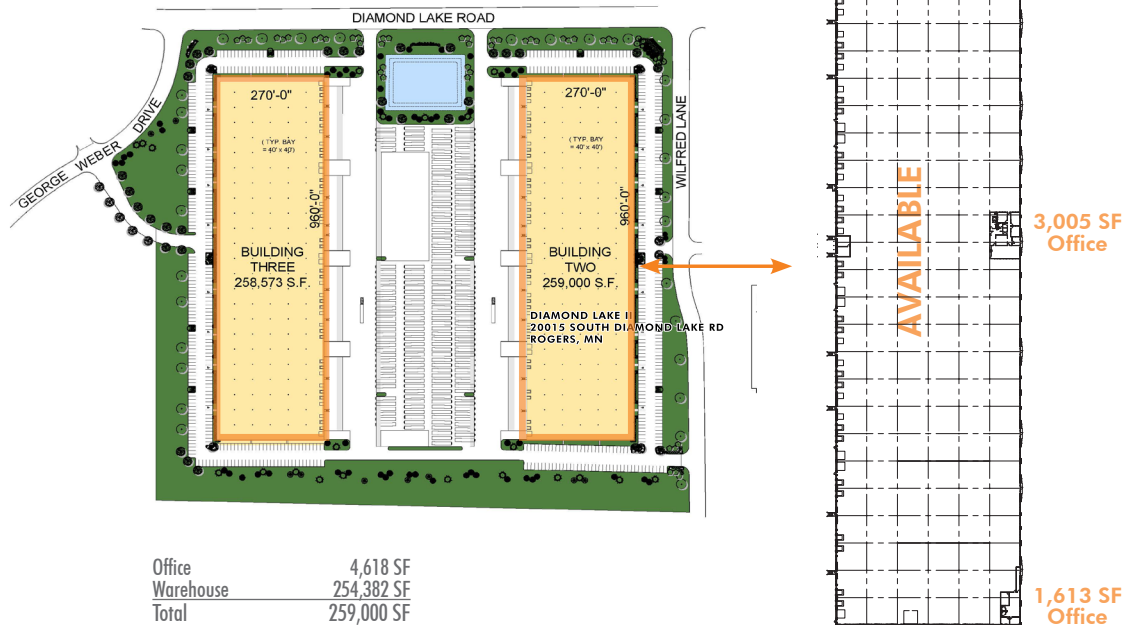
### JOEY DYBEVIK

Associate  
+1 612 336 4321  
joey.dybevik@cbre.com

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# FOR LEASE DIAMOND LAKE INDUSTRIAL CENTER II

BUILDING INFORMATION	
Available SF	259,000 (Divisible to 20,000 SF)
Clear Height	32'
Docks	24 fully equipped 8' x 10' dock doors with levelers, seals and dock lights
Drive-Ins	8 drive-in doors (12'w x 14'h)
Sprinklers	ESFR sprinklers with smoke evacuation designed for Class Four commodities
Column Spacing	40' x 45'
Building Depth	270'
Floors	6" concrete slab reinforced with steel fiber Very flat floors
Net Rents	\$9.50 PSF Office \$4.50 PSF Warehouse
Tax/CAM (2018)	\$1.87
Power	3000 amps, 480 volt
Parking	323 parking spaces, 197 trailer stalls



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