

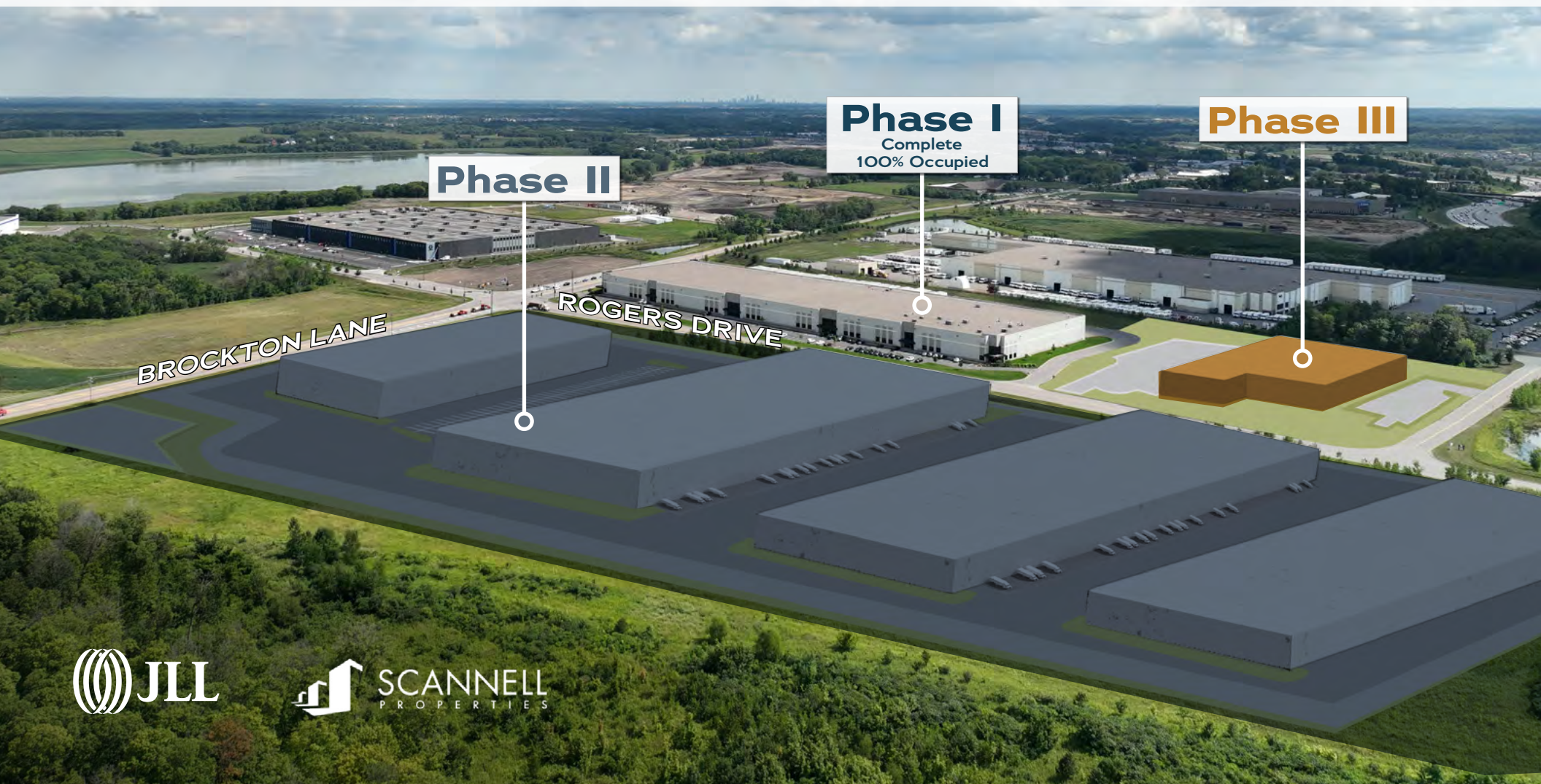


KINGHORN Logistics Hub

19401 Rogers Drive | Rogers, MN 55369

181,400 - 728,000 SF

Prime build-to-suit opportunities available



SCANNELL
PROPERTIES

STATE-OF-THE-ART CONSTRUCTION MEETS PRIME LOCATION

Kinghorn Logistics Hub offers state-of-the-art industrial buildings built to fit an occupier’s needs. With the newly completed Dayton Parkway Interchange just over two miles away, Kinghorn Logistics Hub provides easy access to I-94 via County Road 81 as well as 3 other routes to maximize distribution channels.

181,400 SF – Proposed	
Available SF	181,400
Construction	Precast
Clear Height	32'
Column Spacing	50' x 50' including 60' Speed bay
Bay Depth	260'
Loading	37 Docks 2 Drive-ins
Truck Court Depth	135' deep including 60' concrete dock apron
Fire Prevention System	ESFR
Parking	156 Spaces
Trailer Parking	67 (expandable)
Net Rental Rates	Negotiable
Estimated Year 1 Tax/CAM	\$1.00 PSF

BTS Opportunities



Space available from
50,000 - 728,000 SF



Lot size ranging
from 5-43 acres



28'-36' clear height



BTS office



BTS dock and
drive-in loading



Trailer parking
available



Minutes from **highway**
and **interstate** access



Developed by
Scannell Properties



State-of-the-art
new construction



Prime **Rogers business**
park location



BUILDING CONFIGURATIONS THAT FIT TODAY'S NEEDS

Kinghorn Logistics Hub will feature newly constructed industrial facilities to meet modern logistical and efficiency requirements. The 48 acre Phase II site offers flexible options with multiple development opportunities ranging from one to four buildings. These options allow for both rear-loading and cross-dock configurations in various sizes.



One Building Configuration



Two Building Configuration



Four Building Configuration



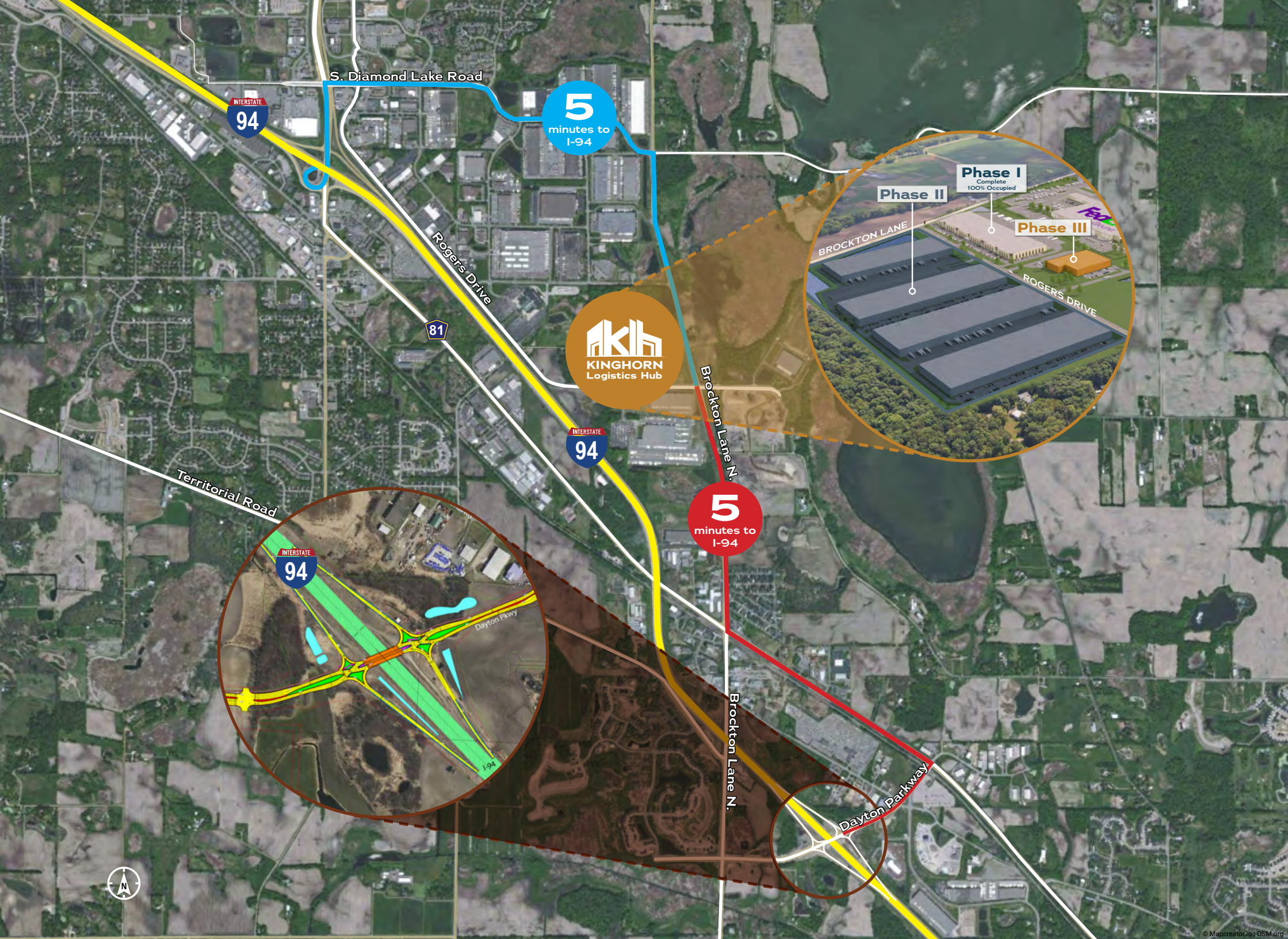
SITE ACCESS

Strategically located just minutes from I-94, Kinghorn Logistics Hub is situated near a variety of area amenities as well as the newly completed Dayton Parkway Interchange.

Nearby corporate neighbors include

- | | | |
|-------------|---------------------------|----------------|
| Flint Group | McKesson Medical-Surgical | Anheuser-Busch |
| FedEx | Archway | Medline |
| Graco | Veritiv | Reinhart Foods |
| Concordance | St. Jude Medical | |

Area amenities



LOCATION



Leasing by



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