

INDUSTRIAL SPACE FOR LEASE

SAINT PAUL INDUSTRIAL PROPERTIES #22

2976 CLEVELAND AVE N | ROSEVILLE, MN 55113

**12,000 SF OF OFFICE/WAREHOUSE SPACE
NORTH METRO INDUSTRIAL SUBMARKET**



Conveniently located at the intersection of County Road C2 & Cleveland Avenue this property boasts a great location on Cleveland Avenue with excellent access to I-35-W along with both downtowns via I-35W, Hwy 36, Hwy 280 and many local arteries. Tenants enjoy ample nearby amenities as well as easy walking distance to Metro Transit bus route 801 and convenient access to the Rosedale Center Metro Transit Hub.

BUILDING SPECS

- 12,000 Rentable SF
- ± 4,000 Office SF (can be reduced)
- ± 8,000 Warehouse SF
- 14' Clear Height

AMENITIES

- 2 Dock Doors
- Drive-In Door can be added
- Heavy Power & 100% AC

RENTAL RATES

- \$0.96/sf CAM (2017 est.)
- \$1.23/sf RE Tax (2017 est.)
- \$4.35 - \$8.50/sf Net

LEASING INFORMATION

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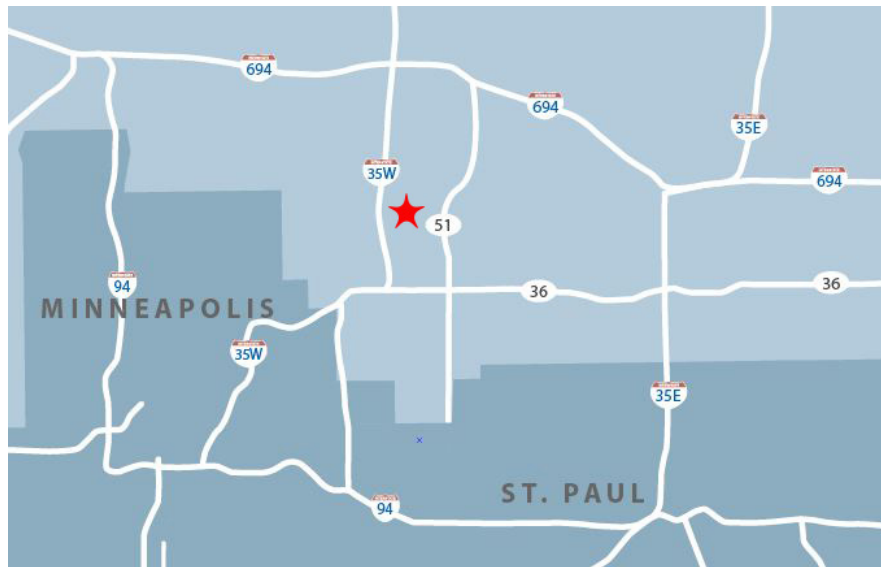
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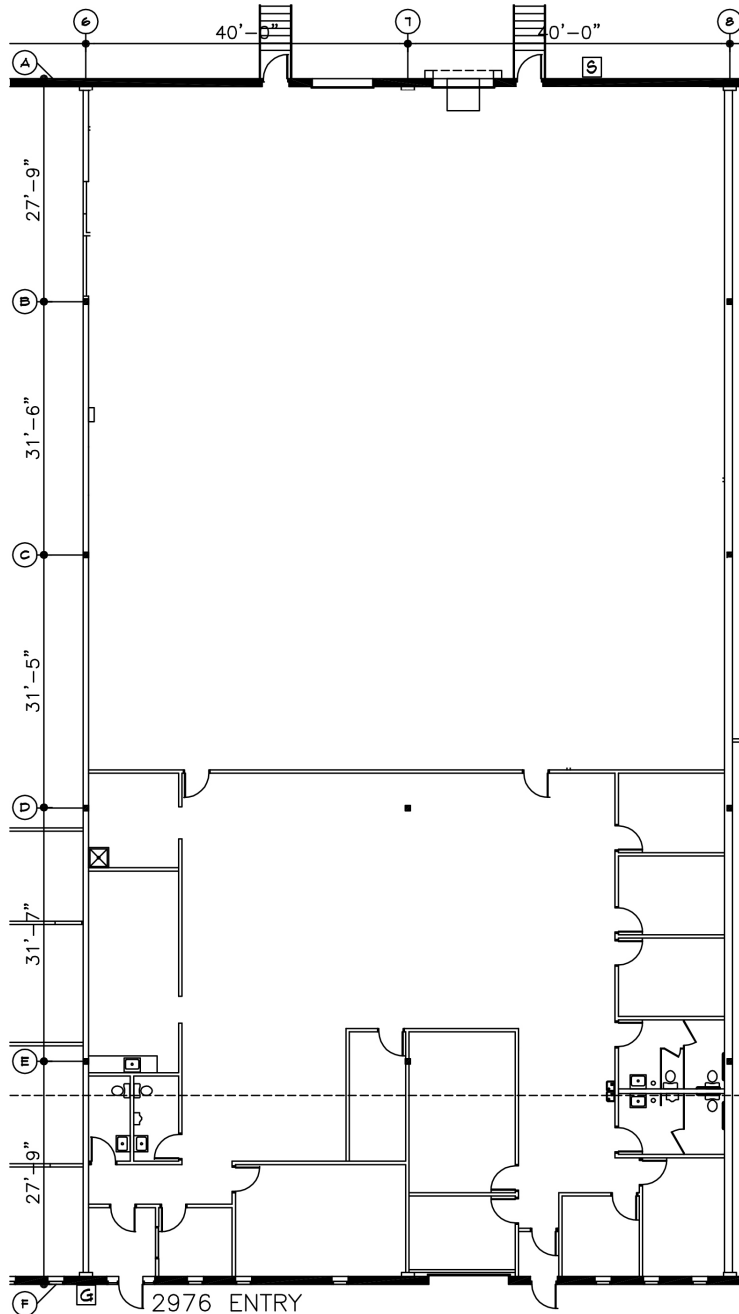
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