

INDUSTRIAL SPACE FOR LEASE

# SAINT PAUL INDUSTRIAL PROPERTIES #18

2586 CLEVELAND AVENUE NORTH | ROSEVILLE, MN 55113

**4,000 SF OF WAREHOUSE SPACE**  
**NORTH METRO INDUSTRIAL SUBMARKET**



Conveniently located at the intersection of County Road C & Cleveland Avenue this property boasts an impressive location with excellent visibility to I-35W along with easy access to both downtowns via I-35W, Hwy 36, Hwy 280 and many local arterries. Tenants enjoy ample nearby dining and shopping options as well as easy walking distance to Metro Transit bus routes 264 and 801 as well as convenient access to the Rosedale Center Metro Transit Hub.

## BUILDING SPECS

- 4,000 Rentable SF
- Build to Suit Office

## AMENITIES

- 1 Dock Door
- 14' Clear Height

## RENTAL RATES

- \$0.96/sf CAM (2016 est.)
- \$1.38/sf RE Tax (2016 est.)
- \$4.35 - \$8.50/sf Net

## LEASING INFORMATION

**JOHN R. THOMPSON, SIOR**  
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**ALEXANDER D. BARON**  
612.359.1658  
alex.baron@transwestern.com

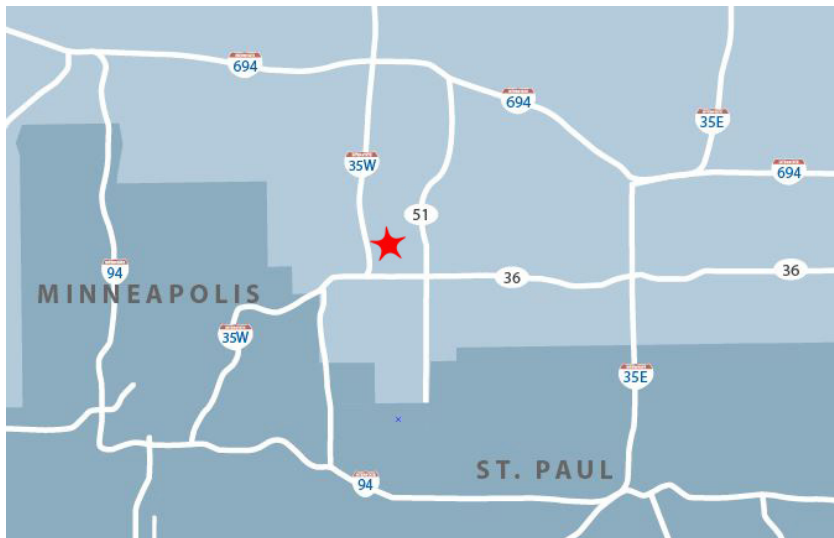
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3775 DUNLAP STREET NORTH | ARDEN HILLS, MN 55112

T: 651.481.8070 | F: 651.482.0830 | [WWW.TRANSWESTERN.COM](http://WWW.TRANSWESTERN.COM)

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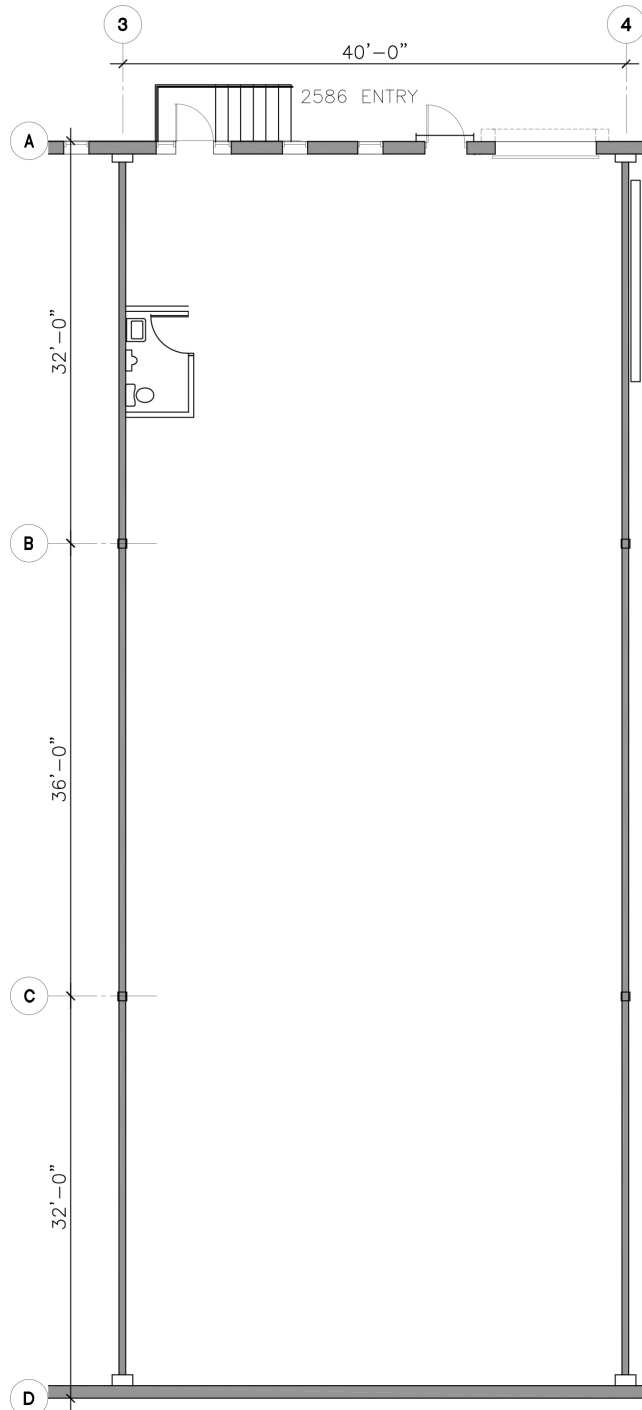
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