

INDUSTRIAL SPACE FOR LEASE

SAINT PAUL INDUSTRIAL PROPERTIES #19

2608 CLEVELAND AVENUE N | ROSEVILLE, MN 55113

18,532 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 arteries. 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

- 18,532 Rentable SF
- 1,500 SF Office
- 17,032 SF Warehouse

AMENITIES

- 4 Dock Doors
- 18' Clear Height

RENTAL RATES

- \$0.88/sf CAM (2017 est.)
- \$1.31/sf RE Tax (2017 est.)
- \$4.35 - \$8.50/sf Net

LEASING INFORMATION

JOHN R. THOMPSON, SIOR
612.359.1645
john.thompson@transwestern.com

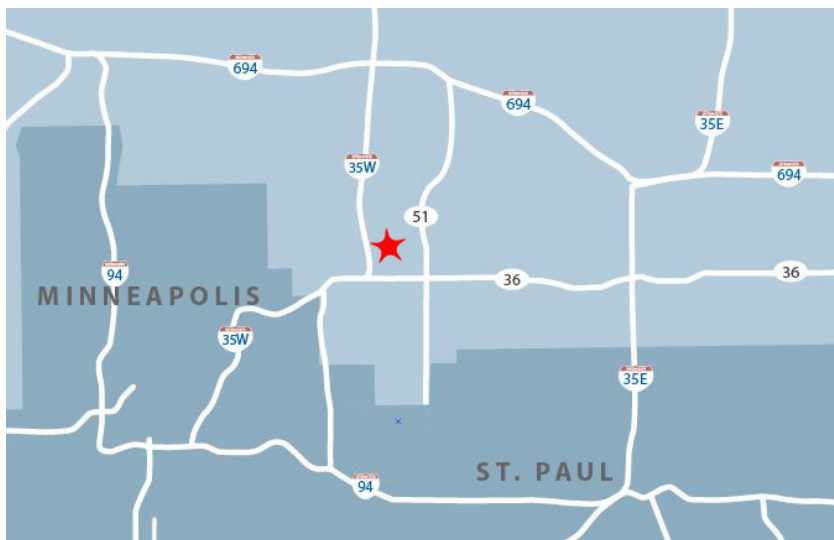
ALEXANDER D. BARON
612.359.1658
alex.baron@transwestern.com

INDUSTRIAL SPACE FOR LEASE

SAINT PAUL INDUSTRIAL PROPERTIES #19

2608 CLEVELAND AVENUE N | ROSEVILLE, MN 55113

18,532 SF OF WAREHOUSE SPACE
NORTH METRO INDUSTRIAL SUBMARKET



T **TRANSWESTERN**[®]
3775 DUNLAP STREET NORTH | ARDEN HILLS, MN 55112

T: 651.481.8070 | F: 651.482.0830 | WWW.TRANSWESTERN.COM

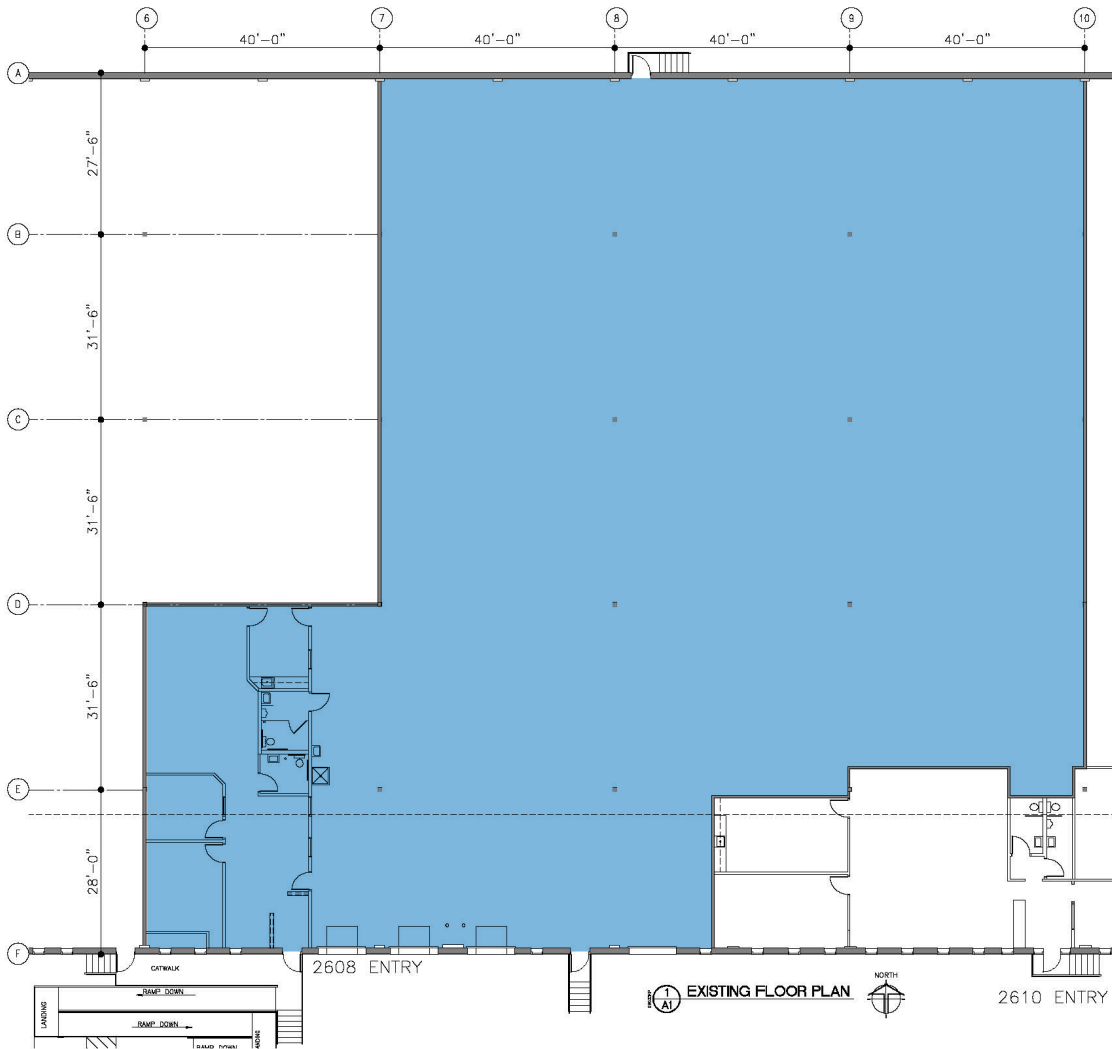
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2015 Transwestern.

INDUSTRIAL SPACE FOR LEASE

SAINT PAUL INDUSTRIAL PROPERTIES #19

2608 CLEVELAND AVENUE N | ROSEVILLE, MN 55113

18,532 SF OF WAREHOUSE SPACE
NORTH METRO INDUSTRIAL SUBMARKET



Wolf's Drafting & Design 8303 Aberdeen Trail Northridge, MN 55057 (507) 643-6225 wolf@wds.com
PROPERTY MANAGER TRANSWESTERN 8275 NORTH DUNLAP ARDEN HILLS, MN 55112 (952) 481-8800 (952) 481-8880 FAX (952) 481-8881
REVISIONS ▲ ▲ ▲ ▲
©2015 Wolf's Drafting & Design All rights reserved. This document is an intellectual property of Wolf's Drafting & Design. It may not be used or reproduced without permission of Wolf's Drafting & Design.
AS-BUILT PLAN FOR: AVAILABLE SPACE 2608 CLEVELAND AVE. ROSEVILLE, MN
EXISTING FLOOR PLAN
DATE: 11/17/09
A1
PROJECT NO. 09033

TRANSWESTERN
3775 DUNLAP STREET NORTH | ARDEN HILLS, MN 55112

T: 651.481.8070 | F: 651.482.0830 | WWW.TRANSWESTERN.COM

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2015 Transwestern.