

INDUSTRIAL SPACE FOR LEASE

SAINT PAUL INDUSTRIAL PROPERTIES #4

2001-2007 COUNTY ROAD C-2 | ROSEVILLE, MN 55113

UP TO 24,000 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 with excellent access to I-35W 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

- Up to 24,000 Rentable SF
- 4,860 Office SF
- 19,140 Warehouse SF
- 14' Clear Height

AMENITIES

- 4 Dock Doors
- 2 Drive-In Doors
- Can Divide

RENTAL RATES

- \$0.88/sf CAM (2017 est.)
- \$1.34/sf RE Tax (2017 est.)
- \$4.35 - \$8.50/sf Net

LEASING INFORMATION

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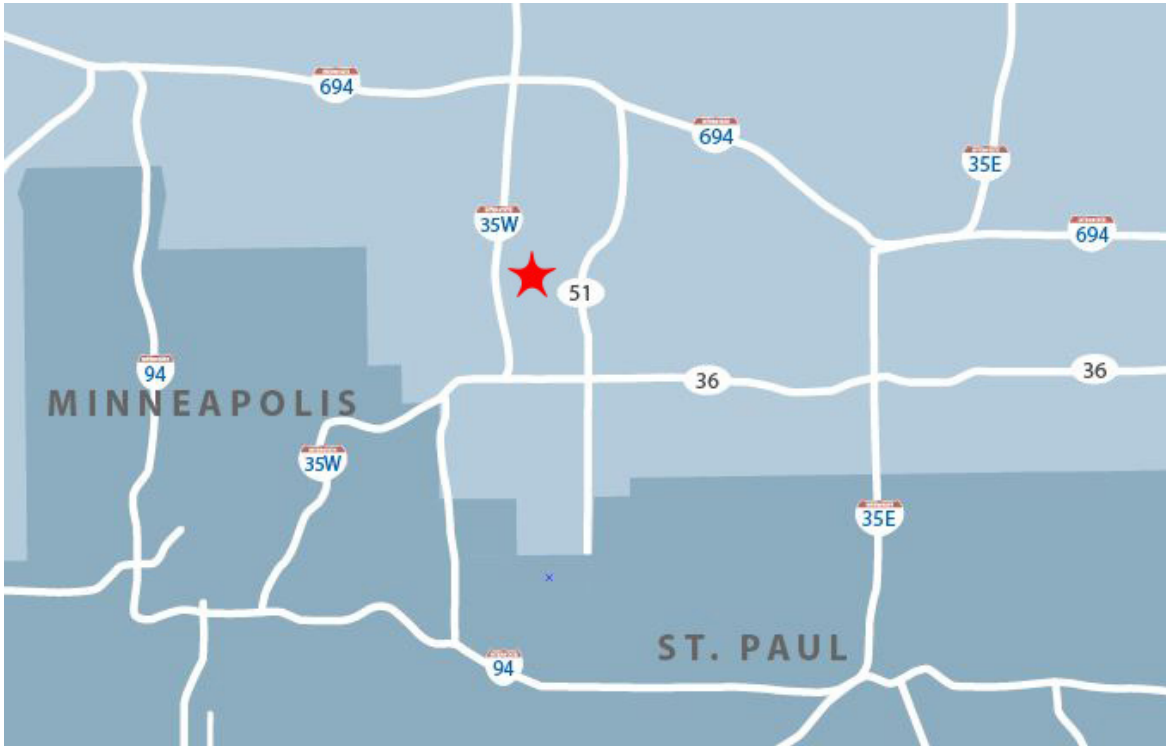
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T **TRANSWESTERN**[®]
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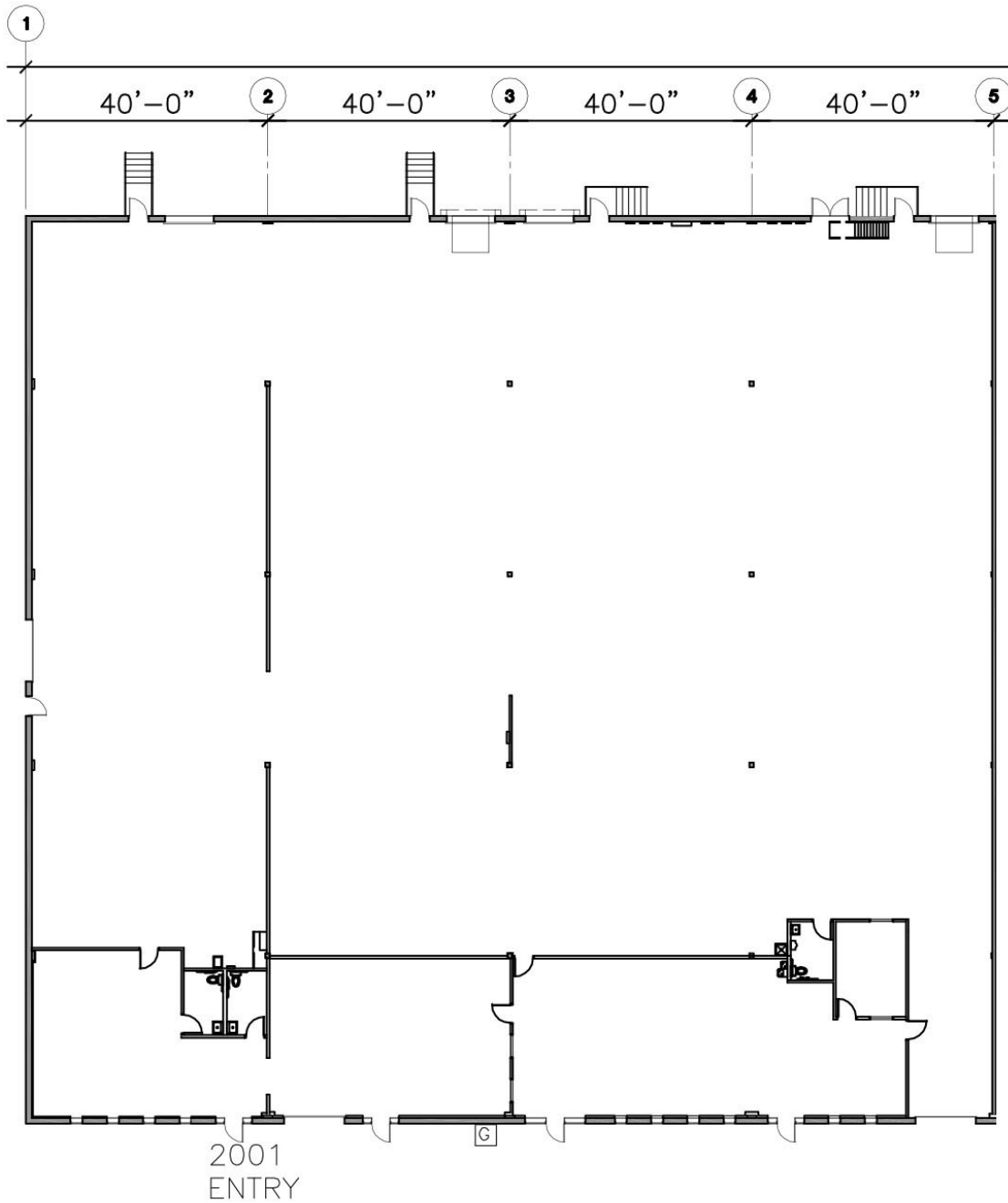
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