

FOR LEASE

2500 COUNTY ROAD B WEST

ROSEVILLE, MN 55113



PROPERTY FEATURES



- + TOTAL BUILDING: 53,000 SF
- + CONSTRUCTION: Steel and block
- + CRANES: 1 – 20 ton crane with 2 – 10 ton trolleys. Hook height is 25'; Bridge clearance height is 27'. 1 – 50 ton crane with 1 – 50 ton trolley and 1 – 10 ton trolley. Hook height is 24'; Bridge clearance height is 26'.
- + DRIVE-INS: 2
- + RAIL SERVICE: Minnesota Commercial – 1 spur into building
- + ELECTRIC: 1600 amp, 480 volt, 3 phase
- + HVAC: Unheated in warehouse. Offices have heat and AC.
- + ASKING RATES: Negotiable
- + 2023 Est. OPEX: \$2.95/SF



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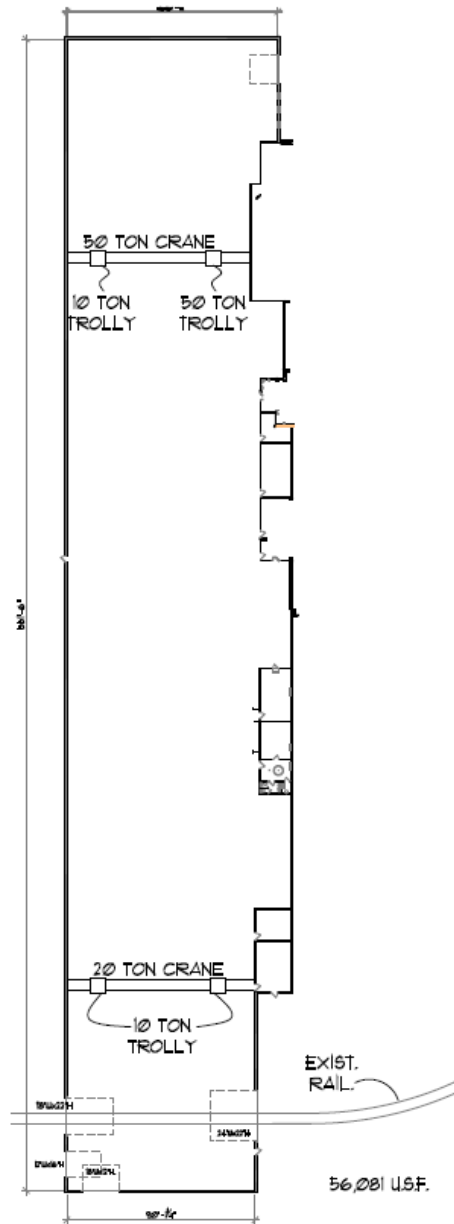
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AVAILABLE 2500 COUNTY ROAD B WEST



FLOOR PLAN



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