



FOR LEASE ON 35W | 94 DOOR CROSS DOCK  
**55,265 SF AVAILABLE**

2975 PARTRIDGE ROAD

ROSEVILLE, MINNESOTA



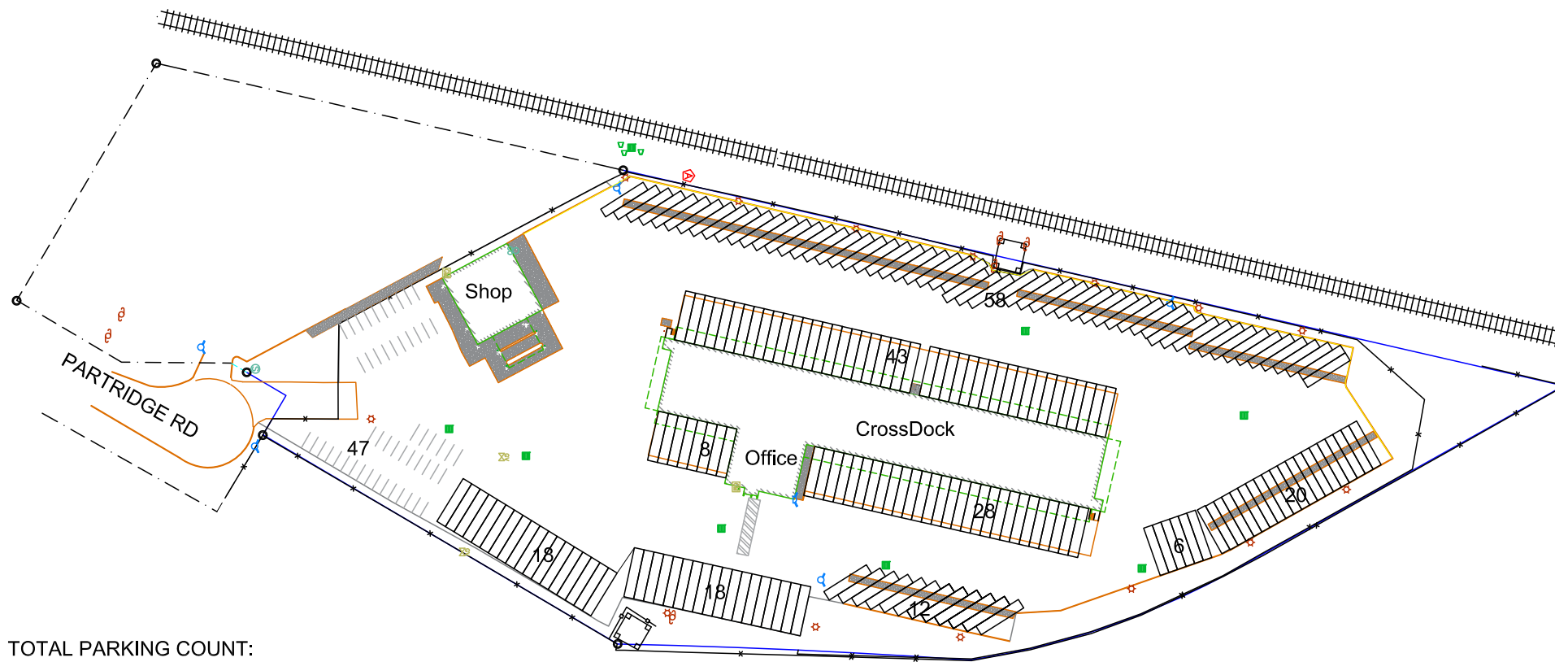
# PROPERTY HIGHLIGHTS

- Rare cross dock opportunity
- Potential for outside storage

Lease Rate:	Negotiable
Building Size:	4,400 SF Office 6,665 SF Shop 44,200 SF Dock <b>55,265 SFTotal</b>
Site Area:	10.61 acres
Dock Width:	80'
Clear Height:	14'7"
Column Spacing:	Clearspan
Main Building Loading:	94 docks, 1 drive-in
Maintenance Shop Loading:	5 drive-ins
Roof:	2014
Trailer Parking:	132 stalls
Vehicle Parking:	± 110
2023 Taxes:	\$175,816

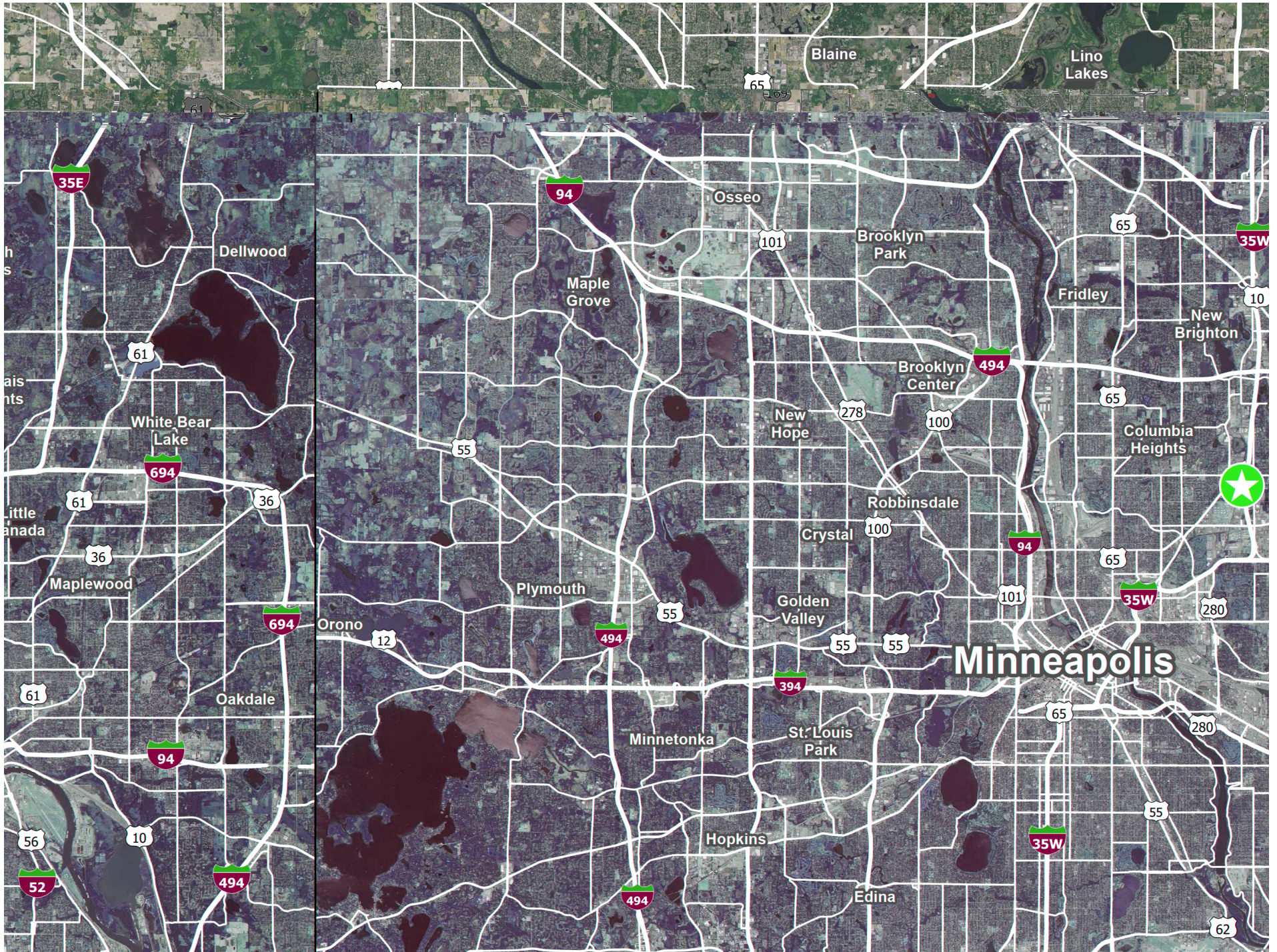


# SITE PLAN



- TOTAL PARKING COUNT:**
- 79 Building Loading Positions
  - 132 Yard Parking Positions (53'-0")
  - 211 Total







# CONTACT INFORMATION

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