

# 3075 LONG LAKE RD ROSEVILLE, MN 55113

REDEVELOPMENT  
AVAILABLE NOVEMBER 2014

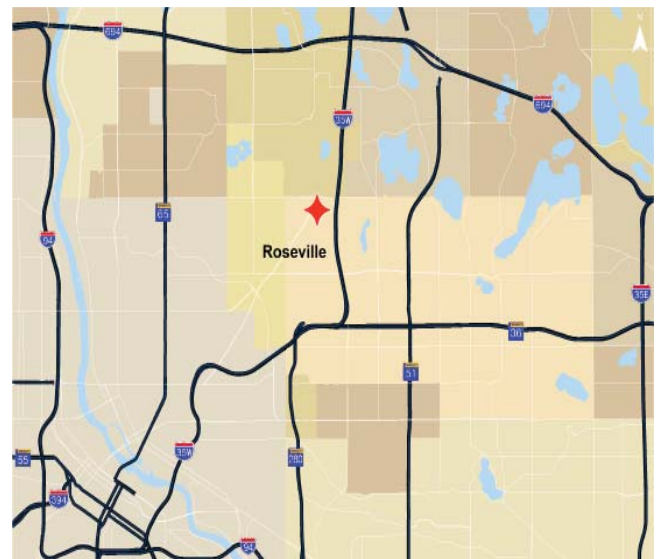
FOR LEASE

192,079 SF AVAILABLE



## PROPERTY FEATURES

- 1st suburban redevelopment of its kind
- 192,079 sf available
- 32' clear with 50' x 50' column spacing
- Incredible centralized location
- Superb access to I-35W
- Rail served - MN Commercial Railway
- Great visibility to Highway 88
- Close proximity to amenities including Marathon gas station, McDonald's, Perkins, Cost Cutters, Snap Fitness, Subway and Caribou Coffee



For more information, please contact:

**TOM SULLIVAN**  
952.837.8657  
tom.sullivan@cushwakenm.com

**TODD HANSON**  
952.820.8737  
todd.hanson@cushwakenm.com

**JASON SELL**  
952.837.8515  
jason.sell@cushwakenm.com

**CHRIS WEIRENS**  
952.893.8219  
chris.weirens@cushwakenm.com

**PETER FOOSHE**  
952.820.8722  
peter.fooshe@cushwakenm.com



3500 American Blvd. W., Suite 200  
Minneapolis, MN 55431 | [cushwakenm.com](http://cushwakenm.com)

# 3075 LONG LAKE ROAD, ROSEVILLE, MN

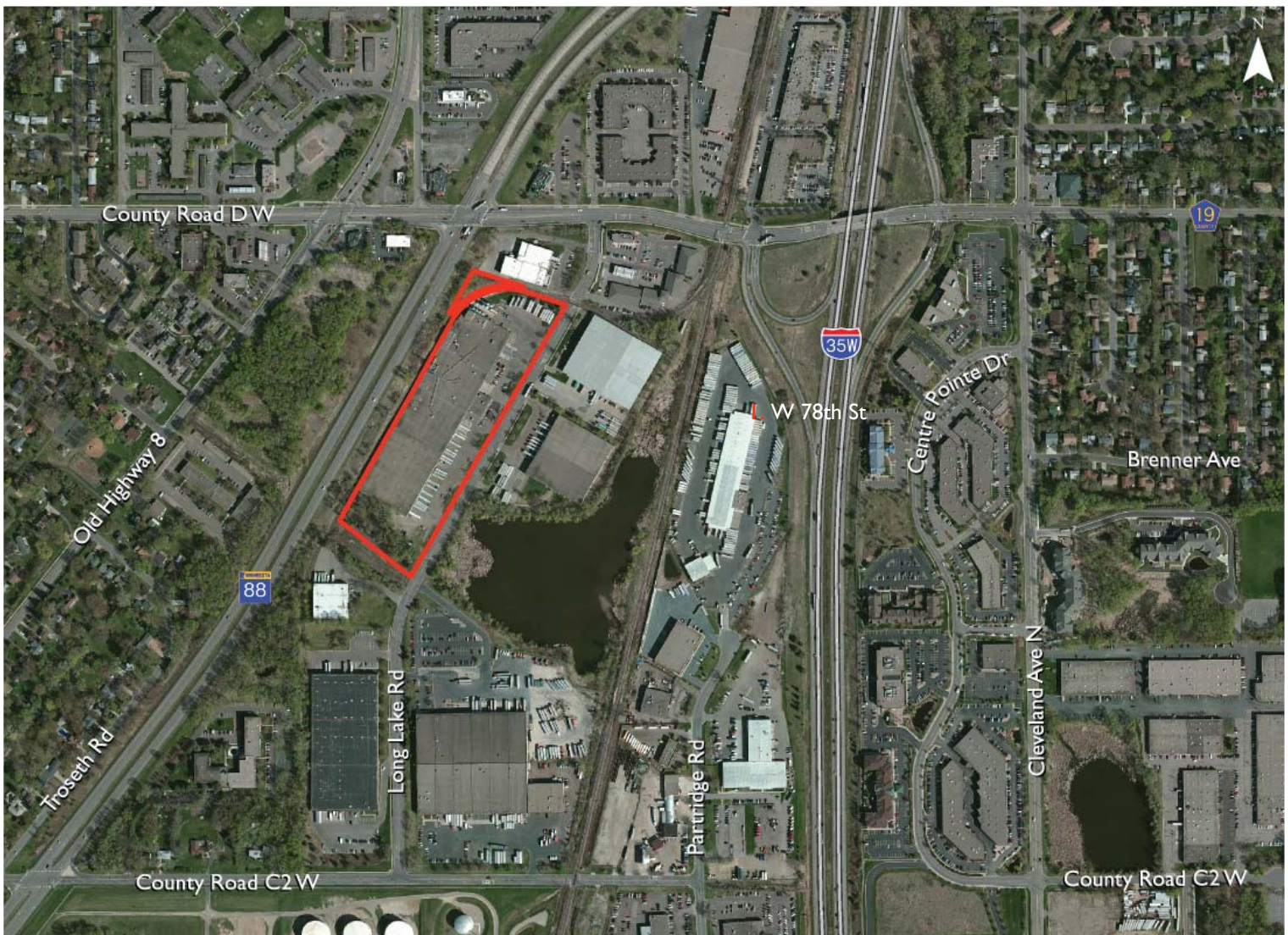
For Lease

192,079 SF  
AVAILABLE

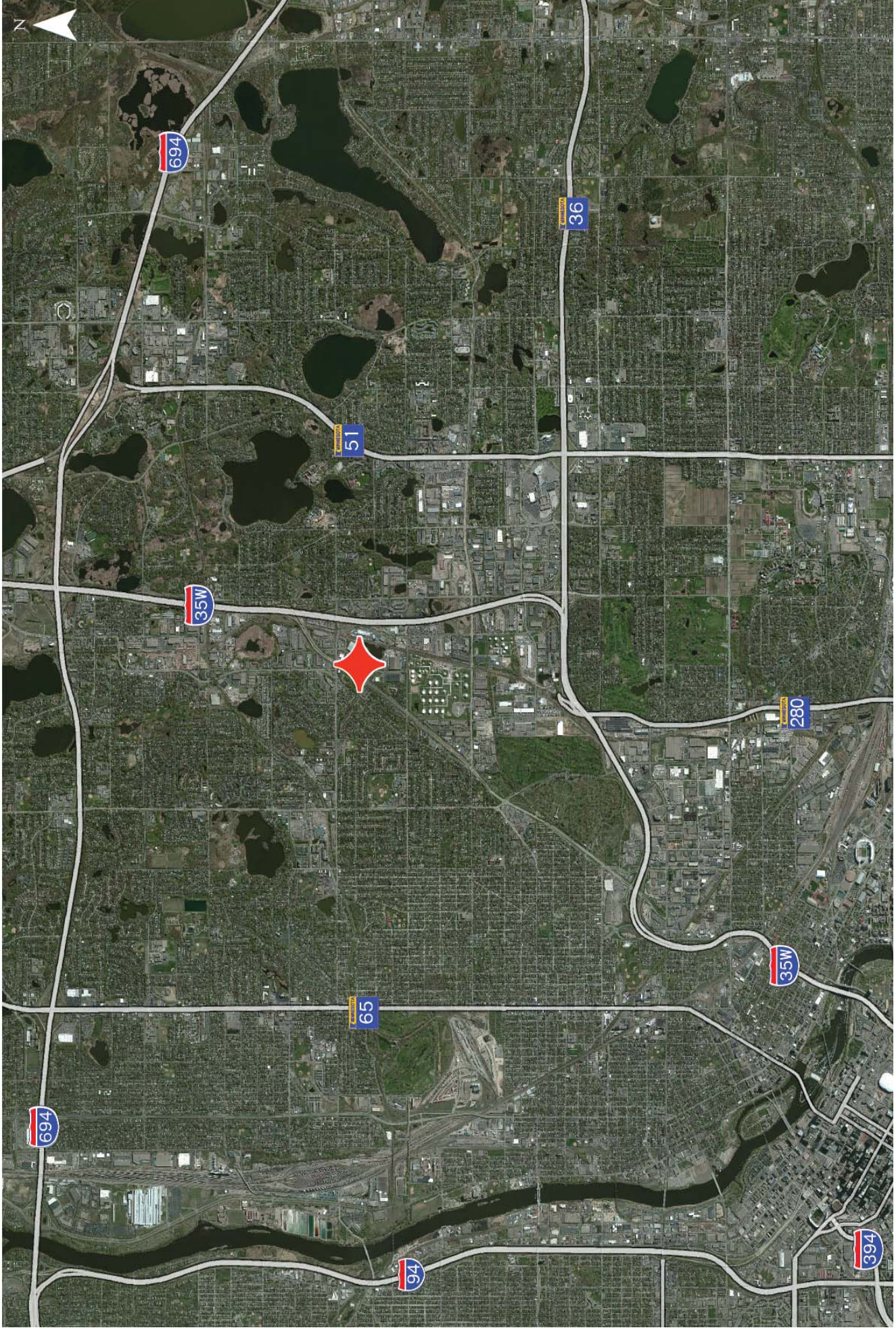
## BUILDING FEATURES

BUILDING SIZE	220,556 square feet
SPACE AVAILABLE	192,079 square feet
PARCEL SIZE	11.29 acres
YEAR BUILT	Redevelopment 2014
CLEAR HEIGHT	32'
COLUMN SPACE	50' x 50'
BAY DEPTH	240'
CONSTRUCTION	Tilt-up Panels

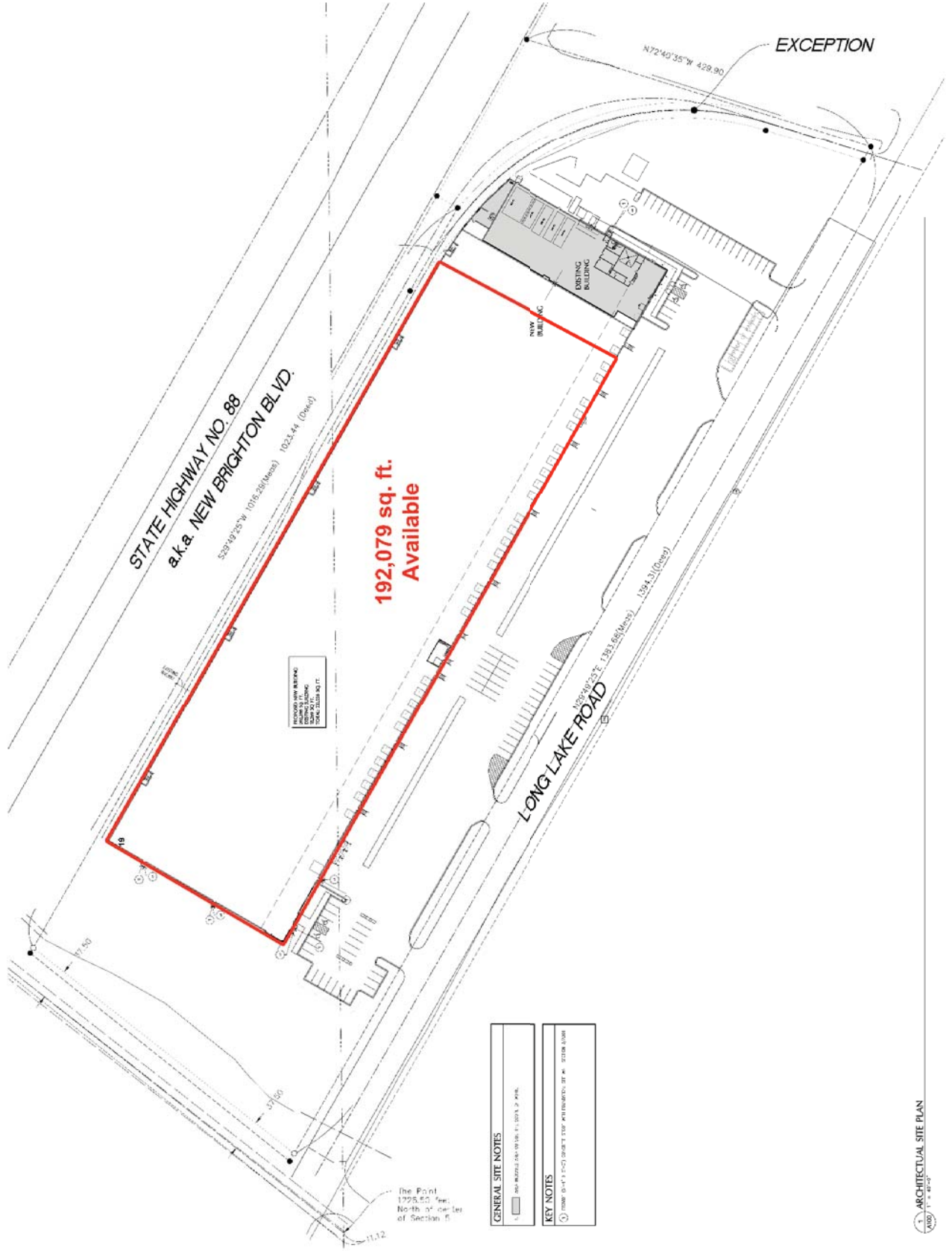
FIRE PROTECTION	ESFR
ZONING	Industrial
LOADING	31 Docks & 2 Drive-ins proposed
RAIL ACCESS	MN Commercial Rail
LEASE RATES	\$10.00 psf Office \$5.00 psf Warehouse
2014 ESTIMATED TAX	\$1.10 psf



REDEVELOPED 3075 LONG LAKE ROAD



# 3075 Long Lake Road, Roseville, MN



<b>GENERAL SITE NOTES</b>
1. 100' BUFFER ZONE (100' x 100' x 100')
<b>KEY NOTES</b>
2. 100' BUFFER ZONE (100' x 100' x 100')

1 ARCHITECTURAL SITE PLAN  
ASD 1" = 40'-0"

# 3075 Long Lake Road, Roseville, MN

