

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

3 - 5 Acres of Outdoor Storage with Maintenance Facility



2975 PARTRIDGE ROAD

ROSEVILLE, MINNESOTA

 CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

- Rare cross dock opportunity
- Potential for outside storage

Lease Rate: Negotiable

Building Size: 4,400 SF Office
44,200 SF Dock
48,600 SF Total

Outdoor Storage: 3-5 Acres

Shop Size: 6,665 SF Shop

Site Area: 10.61 acres

Dock Width: 80'

Clear Height: 14'7"

Column Spacing: Clearspan

Cross Dock Loading: 94 docks, 1 drive-in

Maintenance Shop Loading: 5 drive-ins

Roof: 2014

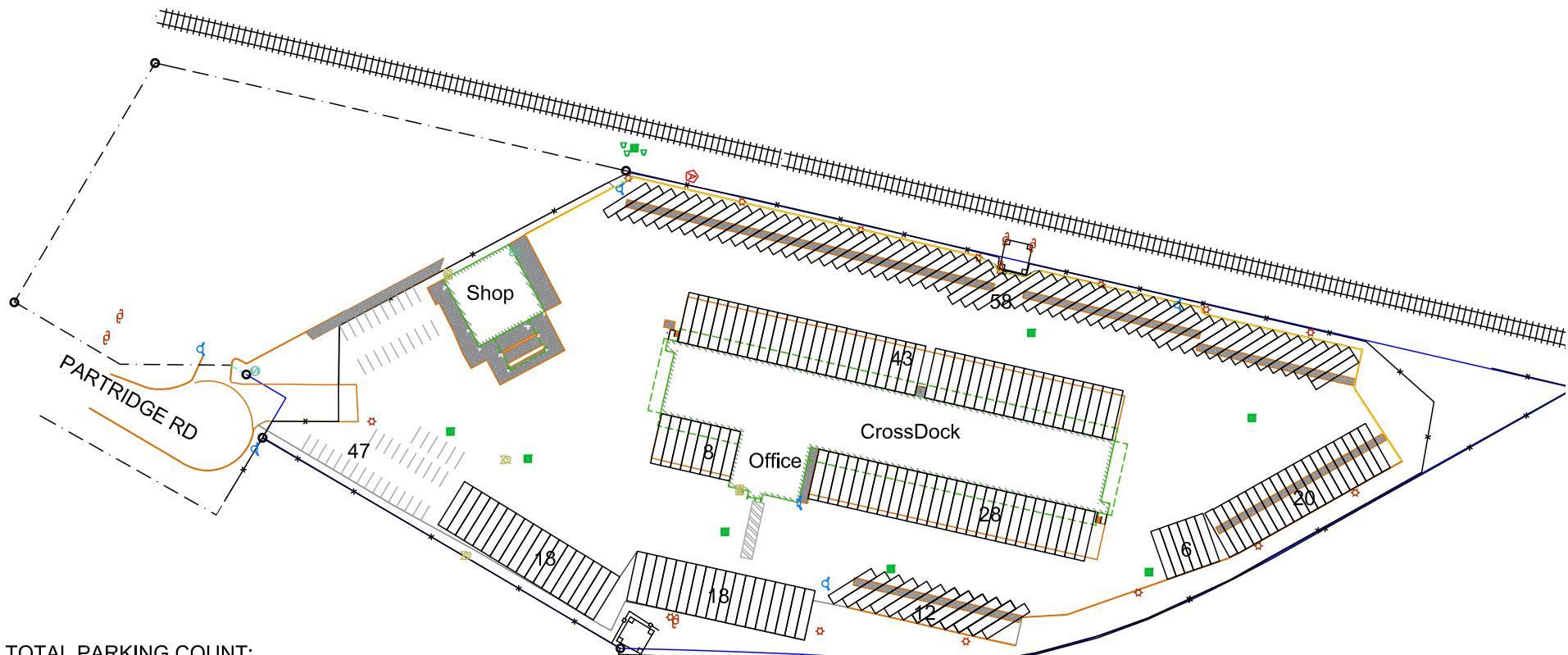
Trailer Parking: 132 stalls

Vehicle Parking: ± 110

2025 Taxes: \$216,044



SITE PLAN

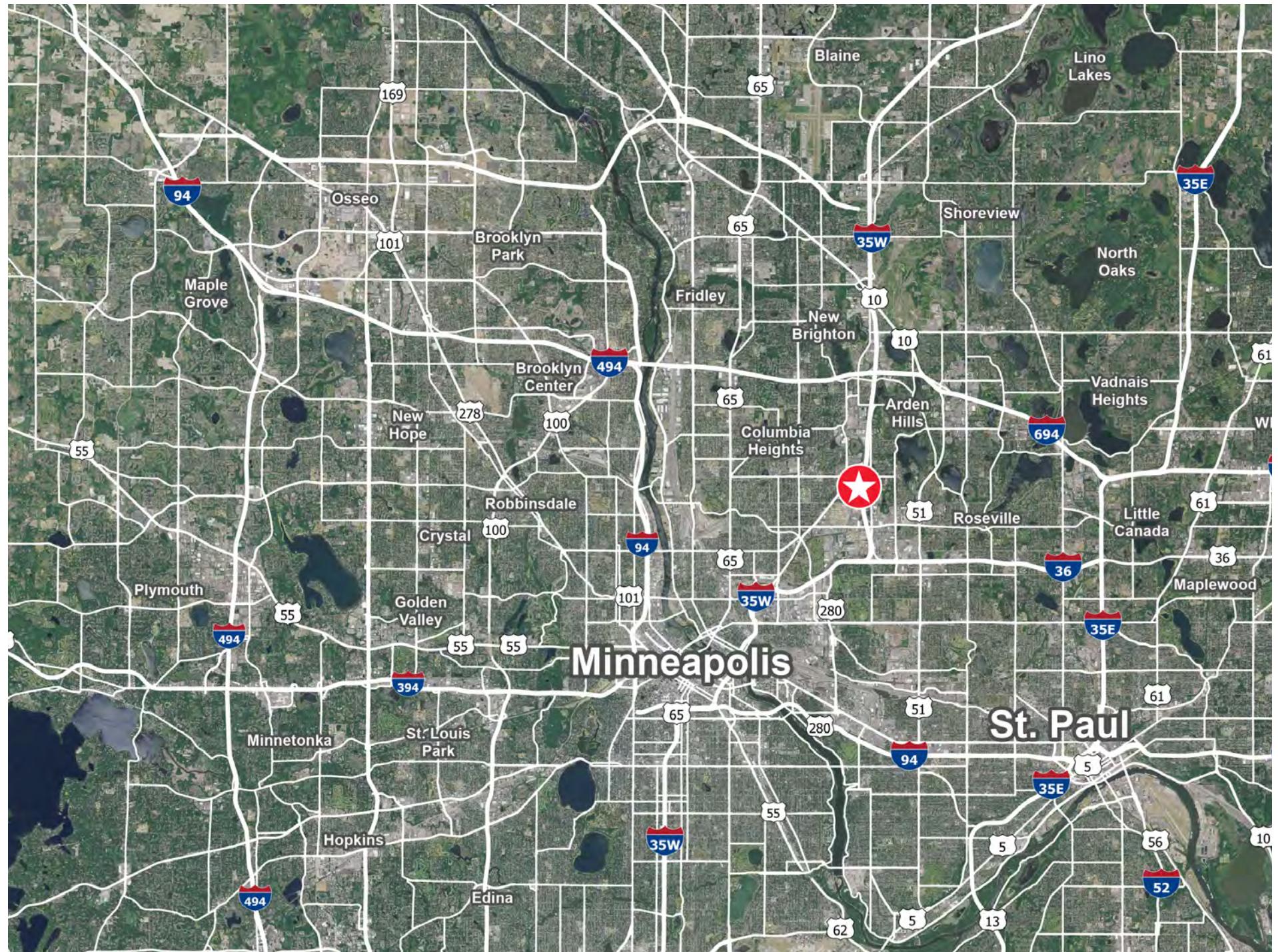


TOTAL PARKING COUNT:

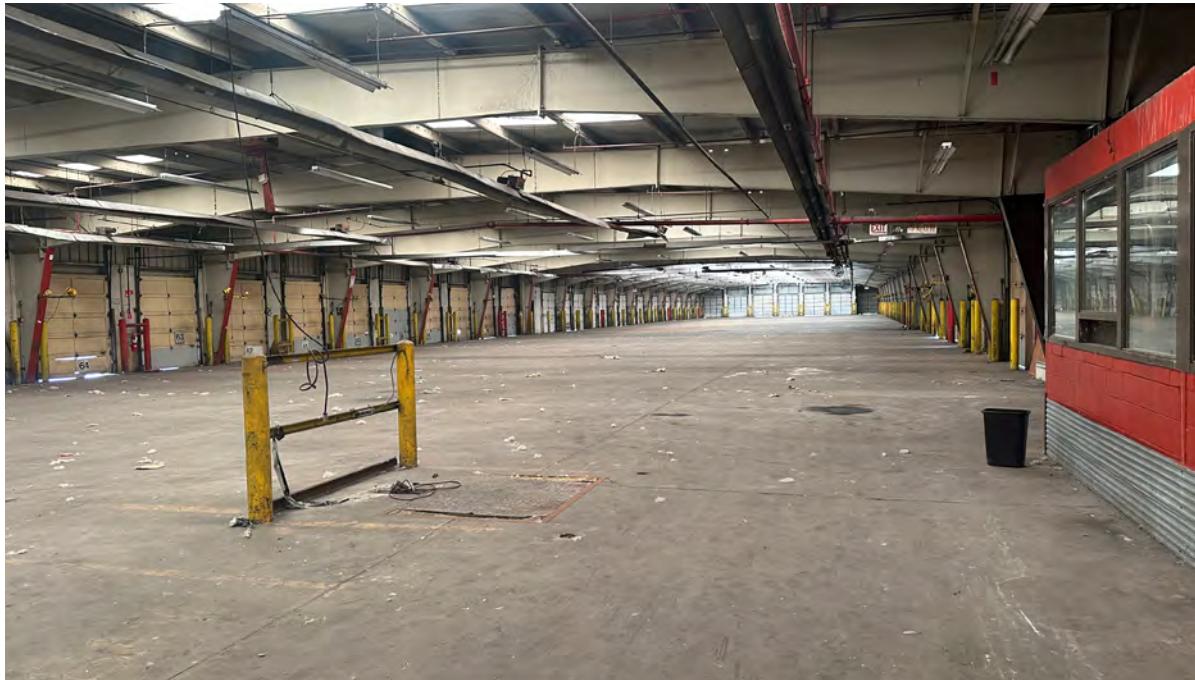
- 79 Building Loading Positions
- 132 Yard Parking Positions (53'-0")
- 211 Total

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CONTACT INFORMATION

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