



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



PROPERTY HIGHLIGHTS

- Rare cross dock opportunity
- Potential for outside storage

Lease Rate:	Negotiable
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Building Size:	4,400 SF Office 44,200 SF Dock 48,600 SF Total
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Outdoor Storage:	3-5 Acres
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Shop Size:	6,665 SF Shop
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Site Area:	10.61 acres
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Dock Width:	80'
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Clear Height:	14'7"
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Column Spacing:	Clearspan
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Cross Dock Loading:	94 docks, 1 drive-in
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Maintenance Shop Loading:	5 drive-ins
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Roof:	2014
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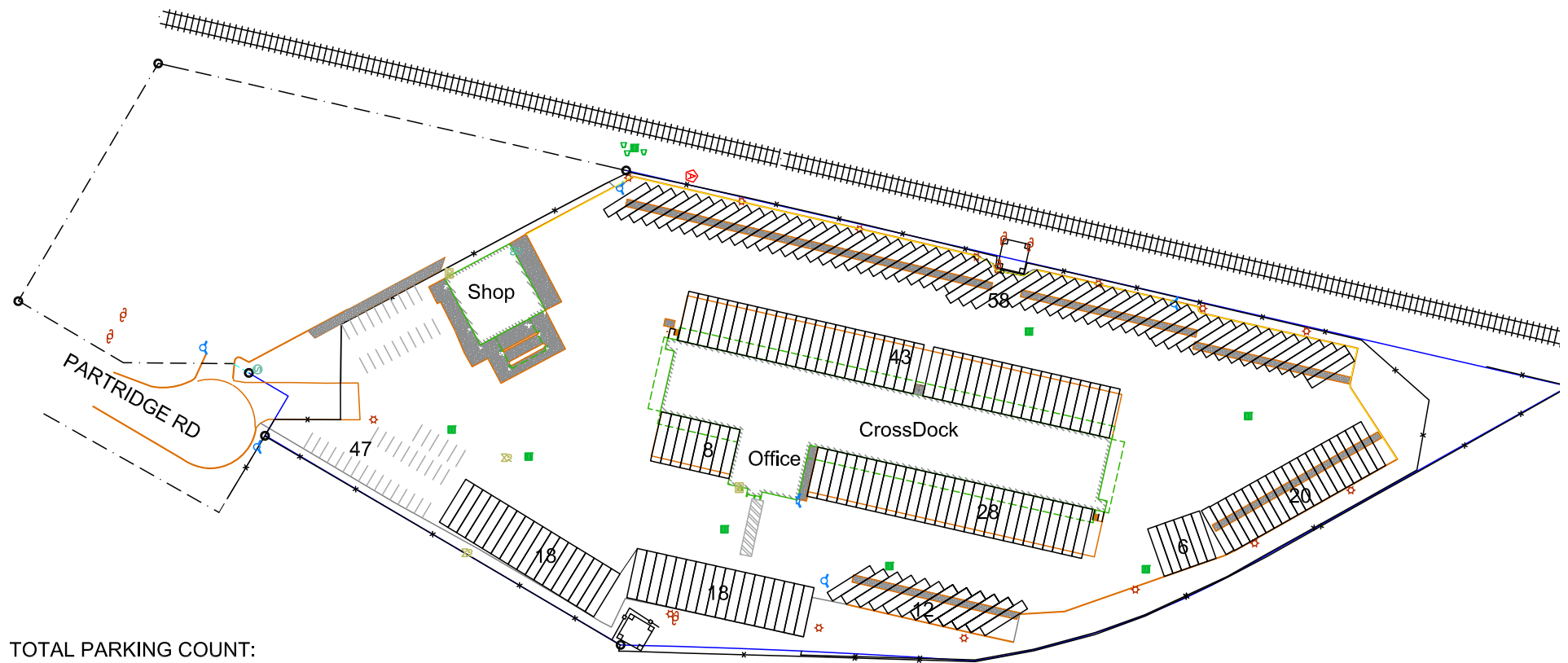
Trailer Parking:	132 stalls
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Vehicle Parking:	± 110
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2025 Taxes:	\$216,044
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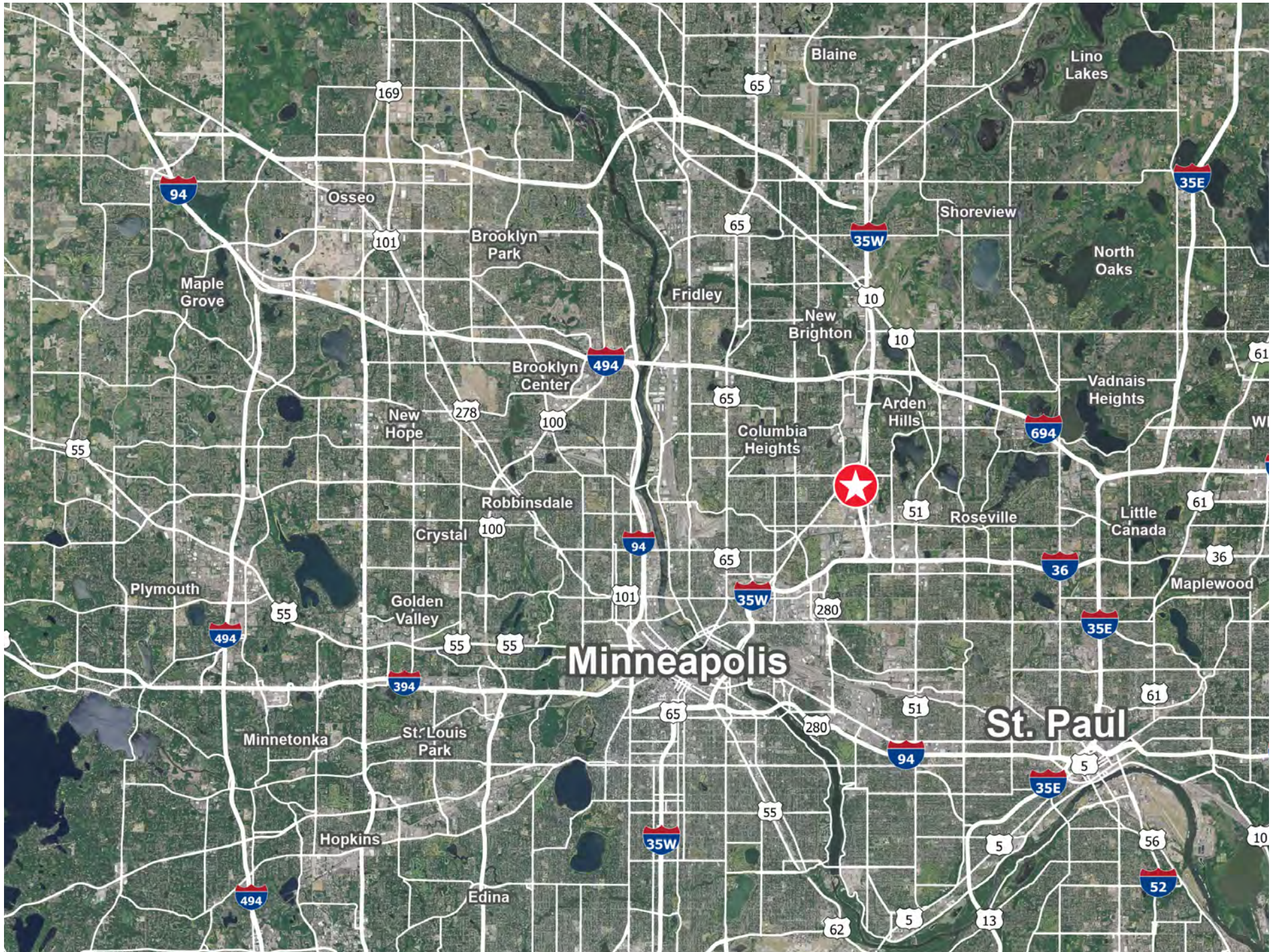
SITE PLAN



TOTAL PARKING COUNT:

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







CONTACT INFORMATION

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