

FOR LEASE

# 1995 West County Rd B2

ROSEVILLE, MN



31,578 SF Available

SH  
SABER HALL

 CUSHMAN &  
WAKEFIELD

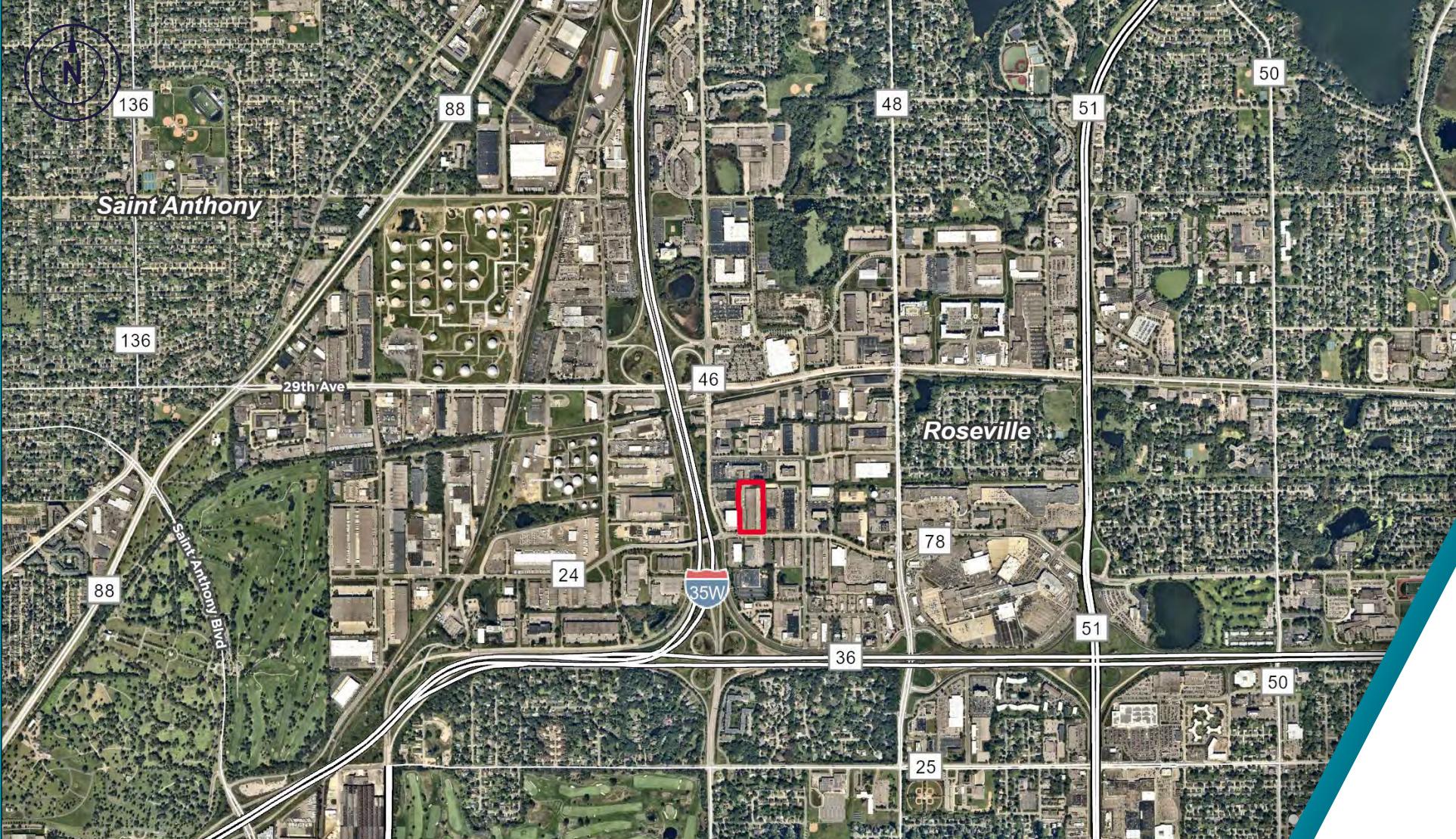


# PROPERTY HIGHLIGHTS

- Conveniently located in Roseville
- Excellent access to 35W, Hwy 36 & Hwy 51
- Local ownership

## PROPERTY INFORMATION

Address	1995 West County Rd B2 Roseville, MN
Space Available	2,210 SF Office <u>29,335 SF Warehouse</u> 31,545 SF Total
Year Built	1967
Clear Height	16'
Loading	3 Docks
Lease Rate	Negotiable
2026 Tax & CAM	\$5.28 PSF Total



# DRIVE TIME MAP



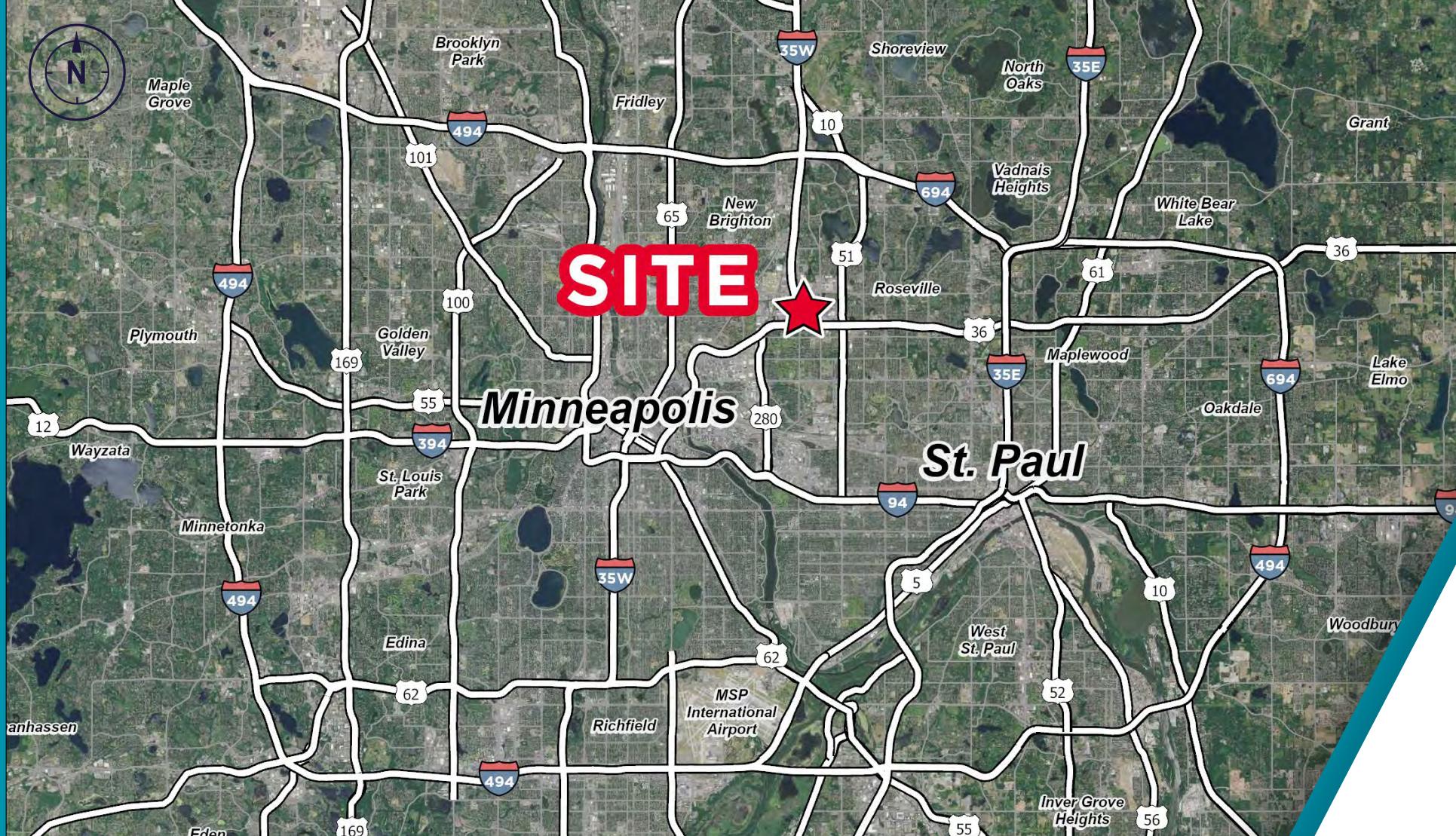
I-35W  
4 min



Hwy 36  
5 min

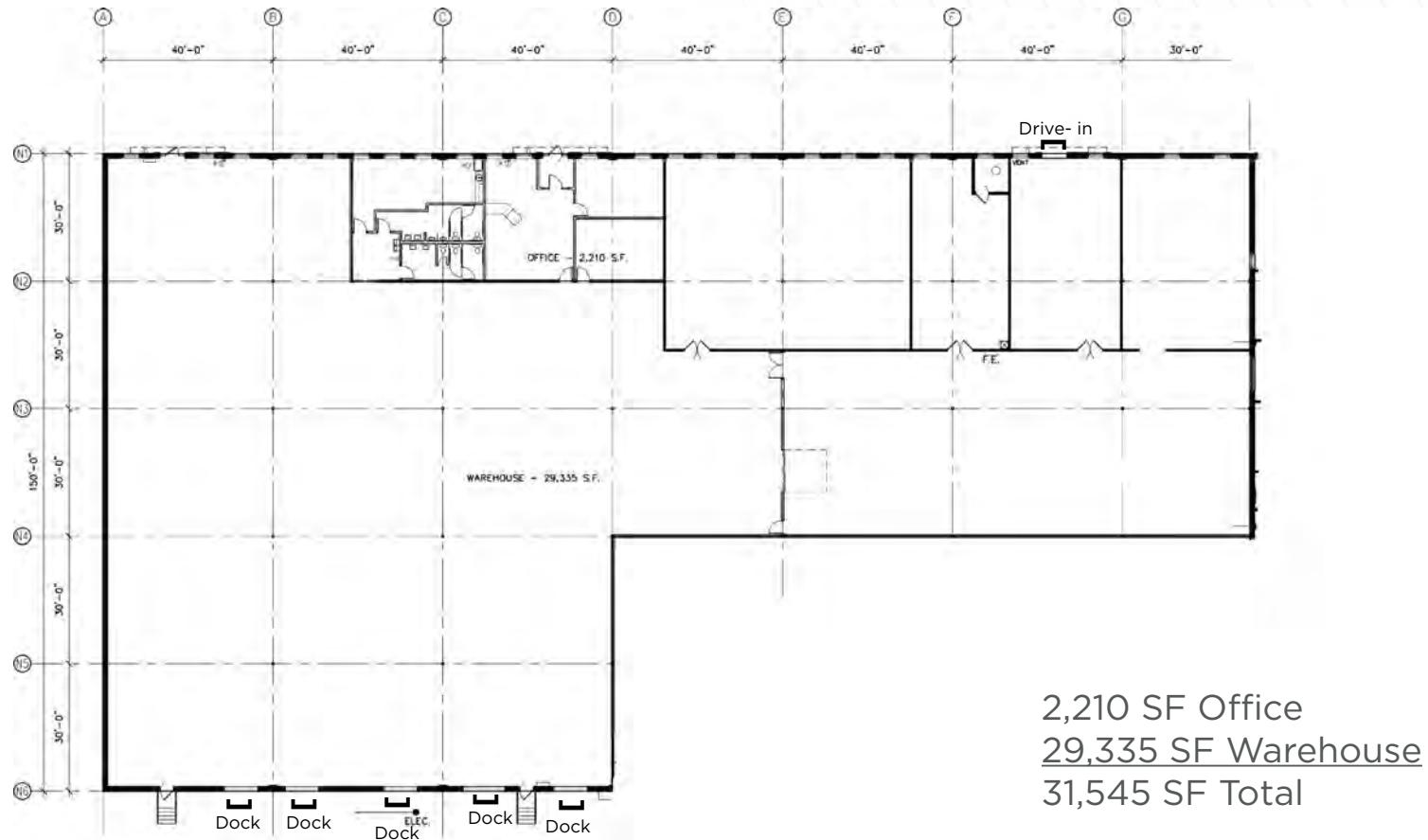


Hwy 51  
4 min



# AERIAL MAP

# FLOOR PLAN





# PROPERTY PHOTOS



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