

FOR LEASE

1995 West County Rd B2

ROSEVILLE, MN



31,578 SF Available

SH

SABER HALL



**CUSHMAN &
WAKEFIELD**

PROPERTY HIGHLIGHTS

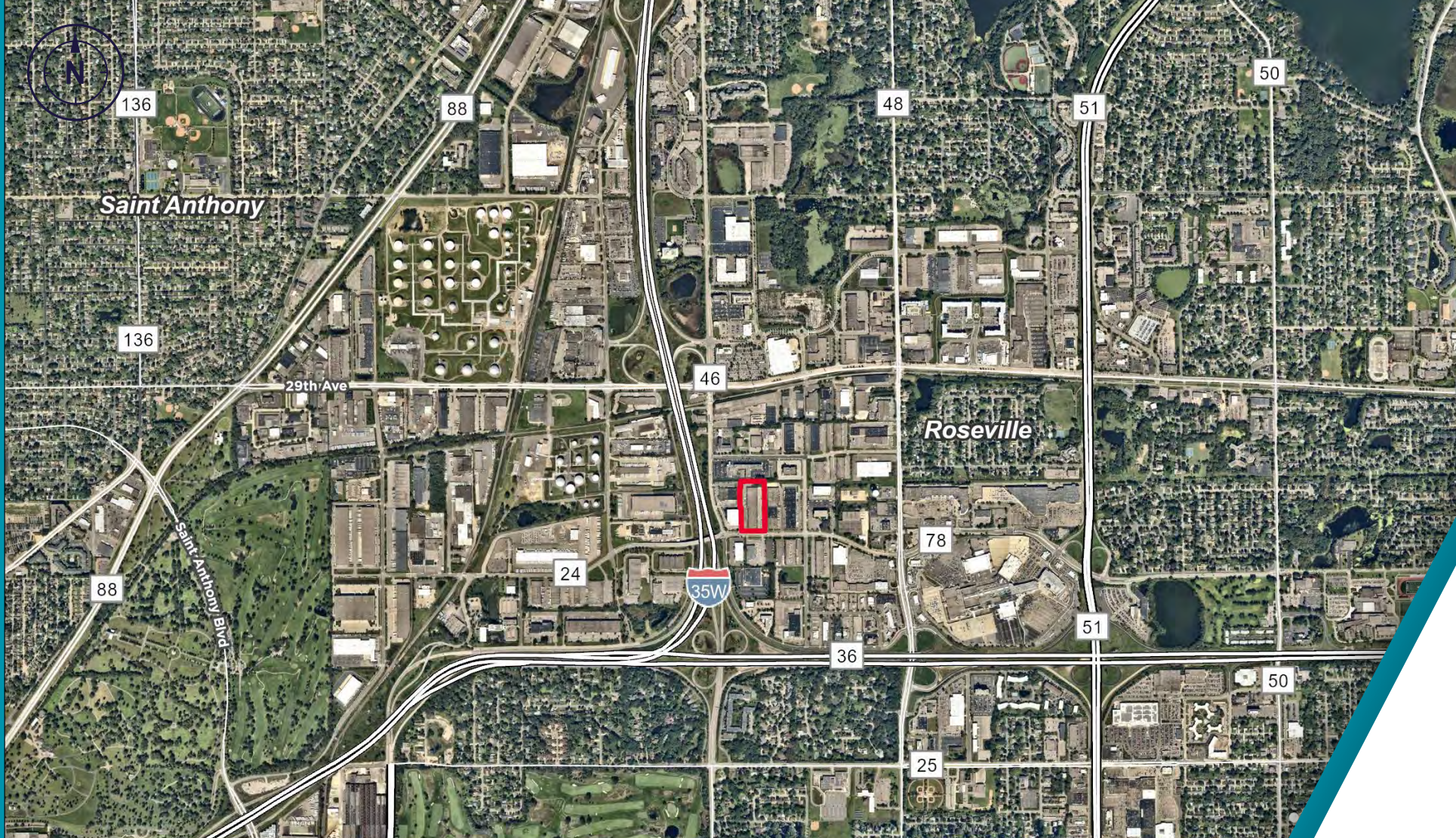


- Conveniently located in Roseville
- Excellent access to 35W, Hwy 36 & Hwy 51
- Local ownership

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



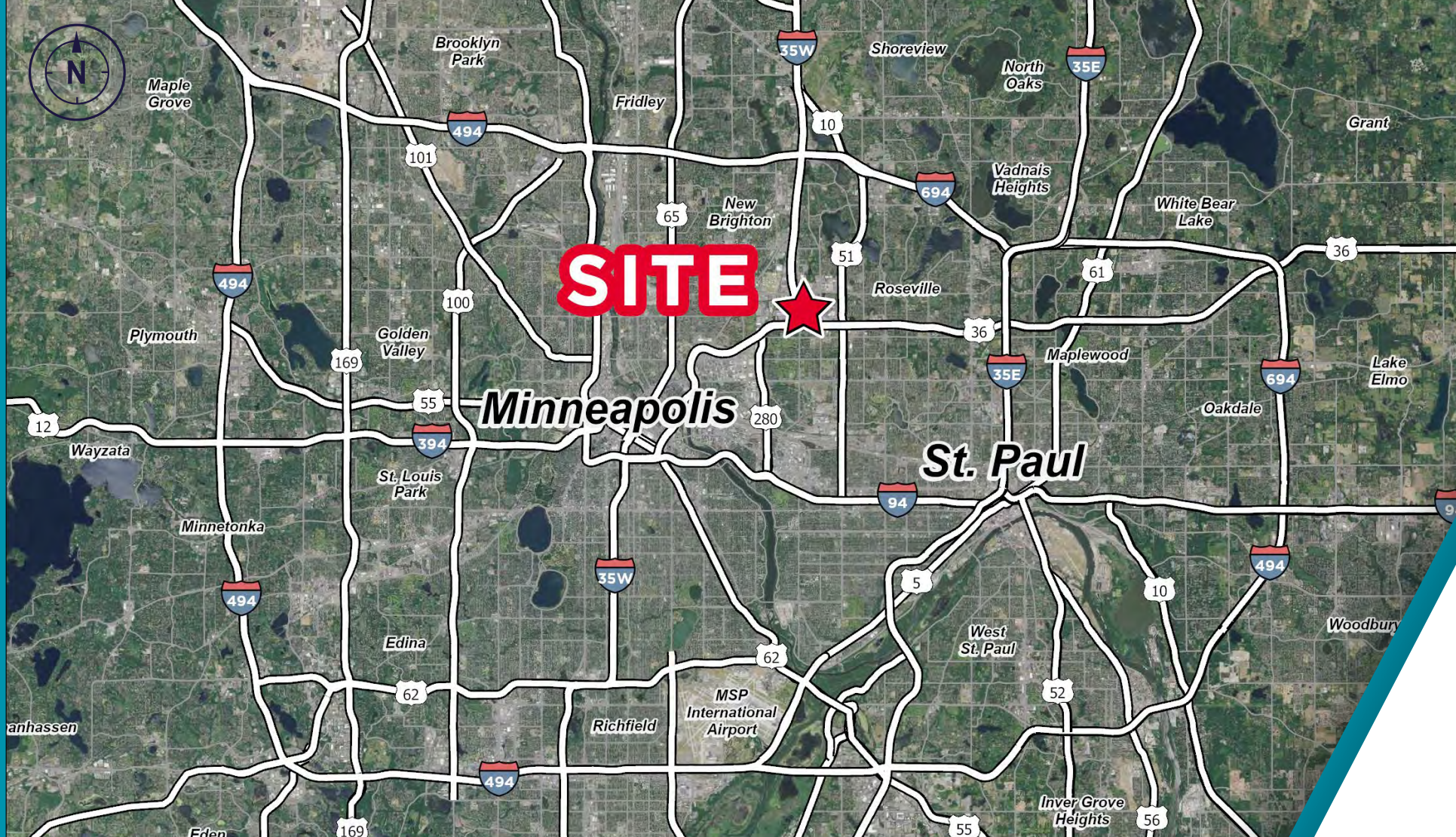
I-35W
4 min



Hwy 36
5 min

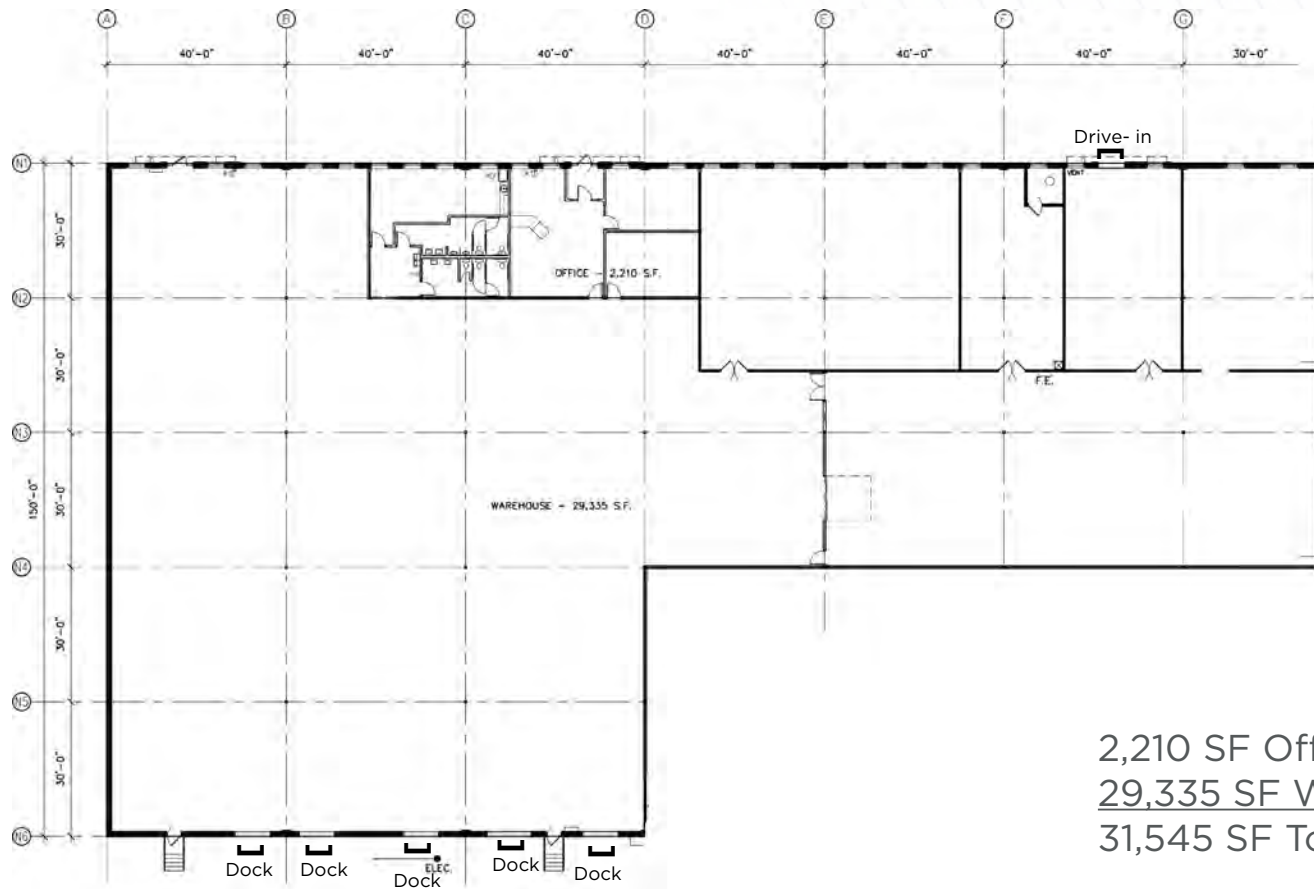


Hwy 51
4 min



AERIAL MAP

FLOOR PLAN



2,210 SF Office
29,335 SF Warehouse
31,545 SF Total



PROPERTY PHOTOS



For more information, please contact:

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