

FOR LEASE  
**8,000 SF**

**2605 N FAIRVIEW AVE**

**ROSEVILLE, MN**



# PROPERTY INFORMATION

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## Address

2605 N Fairview Ave  
Roseville, MN

## Building Availability

Option 1 (2605): 4,000 SF Total  
Option 2 (2593): 4,000 SF Total

## Year Built

1979

## Clear Height

14'

## Loading

Option 1: 1 Drive-ins  
Option 2: 1 Dock Door

## Access

Direct access to 35W  
Hwy 36 & 51

## Net Rental Rate

Negotiable

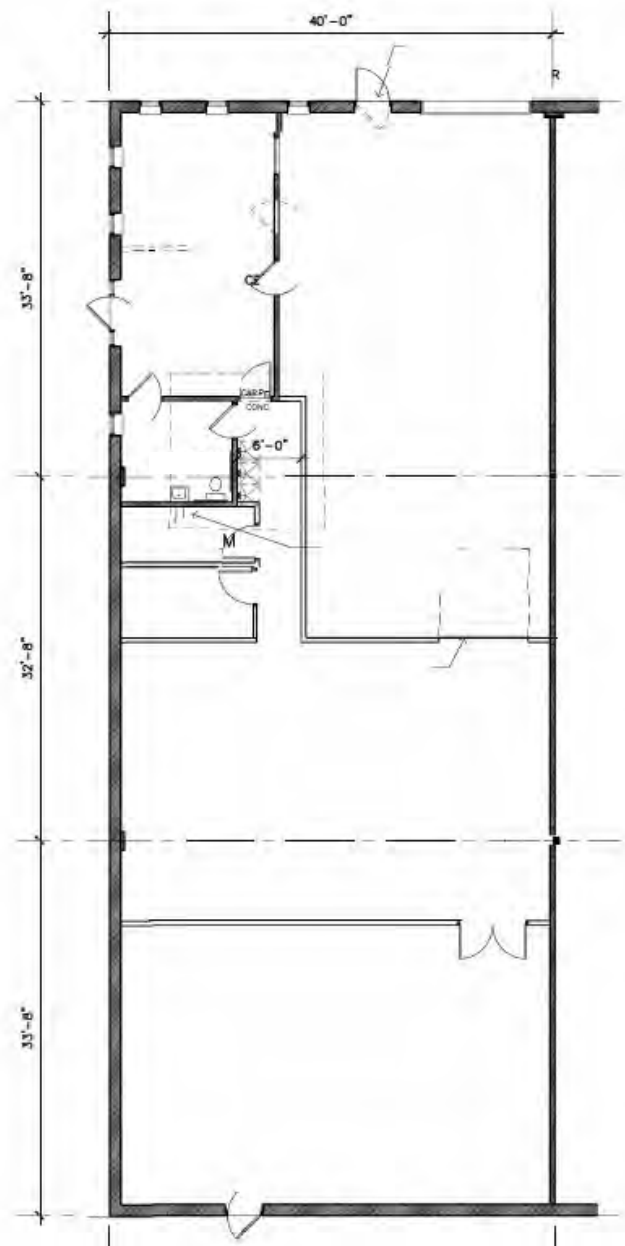
## 2025 CAM & TAX

\$5.26 PSF



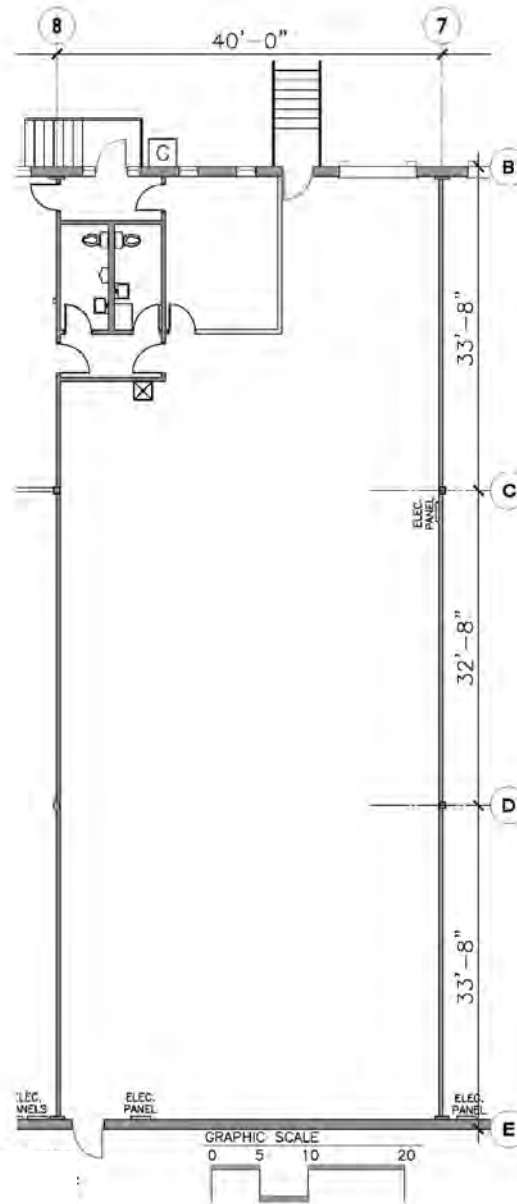
# FLOOR PLAN

## OPTION 1: SUITE 2605 4,000 SF TOTAL



# FLOOR PLAN

## OPTION 2: SUITE 2593 4,000 SF TOTAL



# AMENITIES



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