

FOR LEASE > OFFICE/WAREHOUSE SPACE



Cleveland Avenue Business Center

2814 CLEVELAND AVENUE N, ROSEVILLE, MN 55113



Property Details

- > 10.29 acre site with office/showroom development
- > Located at SE corner of County Rd C-2 & Cleveland Ave N
- > Great access to I-35W via County Rd C & D
- > Close proximity to hotels, restaurants and retail
- > Zoned I-2, Industrial
- > Surrounded by desirable Roseville trade area and numerous proposed new developments
- > Full visibility to 110,000 vehicles per day via I-35W

Contact Us

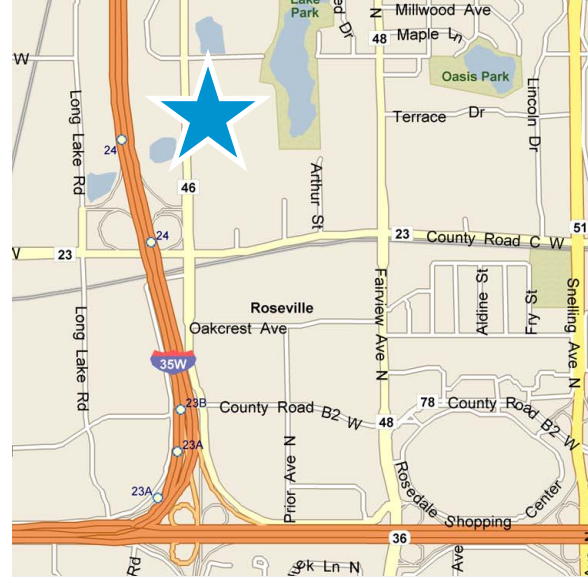
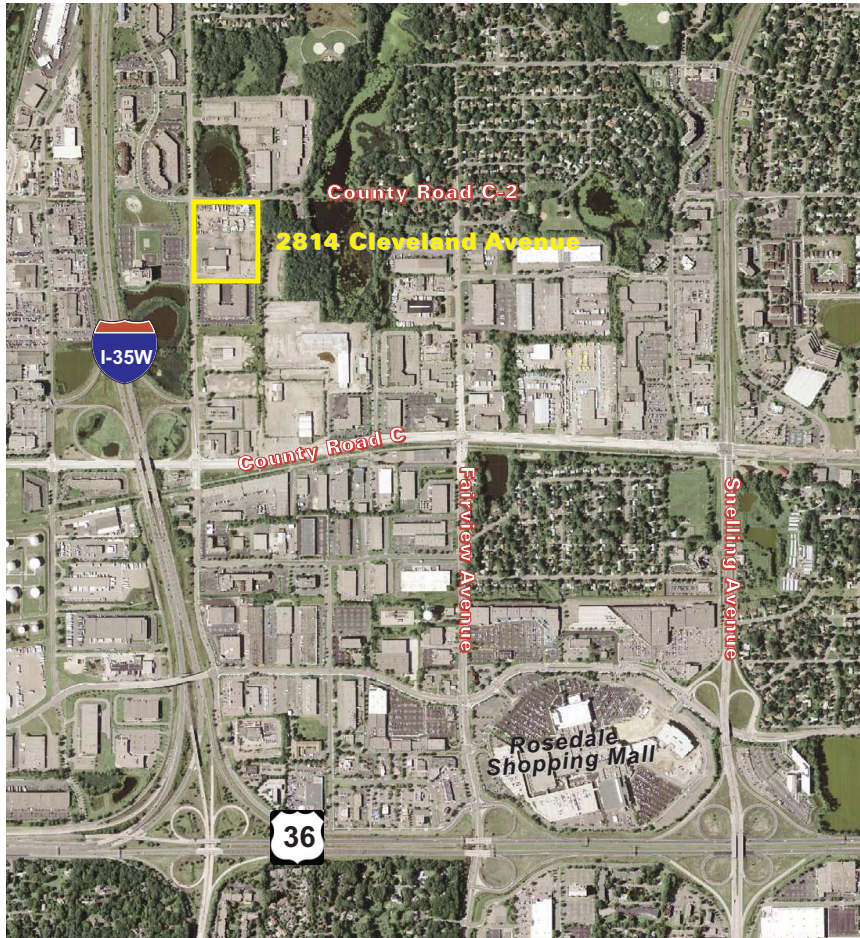
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PROPERTY FACT SHEET

10 Acre Site in Roseville



PROPERTY ADDRESS:

2814 Cleveland Avenue N
Roseville, MN 55113

LAND AREA:

10.29 acre site

SALE PRICE:

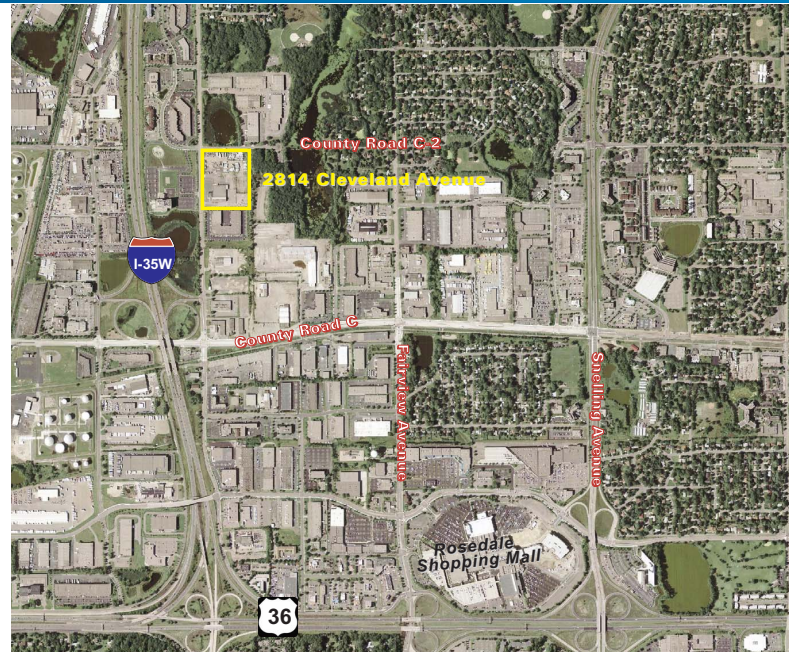
Negotiable

2014 EST. REAL ESTATE TAX:

\$159,128.00
(\$0.36 PSF)

HIGHLIGHTS:

- Excellent Roseville location with full visibility to I-35W
- 110,000 traffic counts daily
- Within minutes of restaurants, retail and hotels
- 110,000 traffic counts daily



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PROPERTY FACT SHEET
Cleveland Avenue Business Center



PROPERTY ADDRESS:

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Roseville, MN 55113

CURRENTLY AVAILABLE:

140,000 SF Office/Showroom

DIVISIBLE TO:

20,000 square feet

LAND AREA:

10.29 acre site

LOADING:

Ample docks & drive-ins

CLEAR HEIGHT:

20'

PARKING:

4/1000

LEASE RATES:

Office: \$12.50 PSF

Warehouse: \$6.00 PSF

2014 EST. CAM & REAL ESTATE TAX:

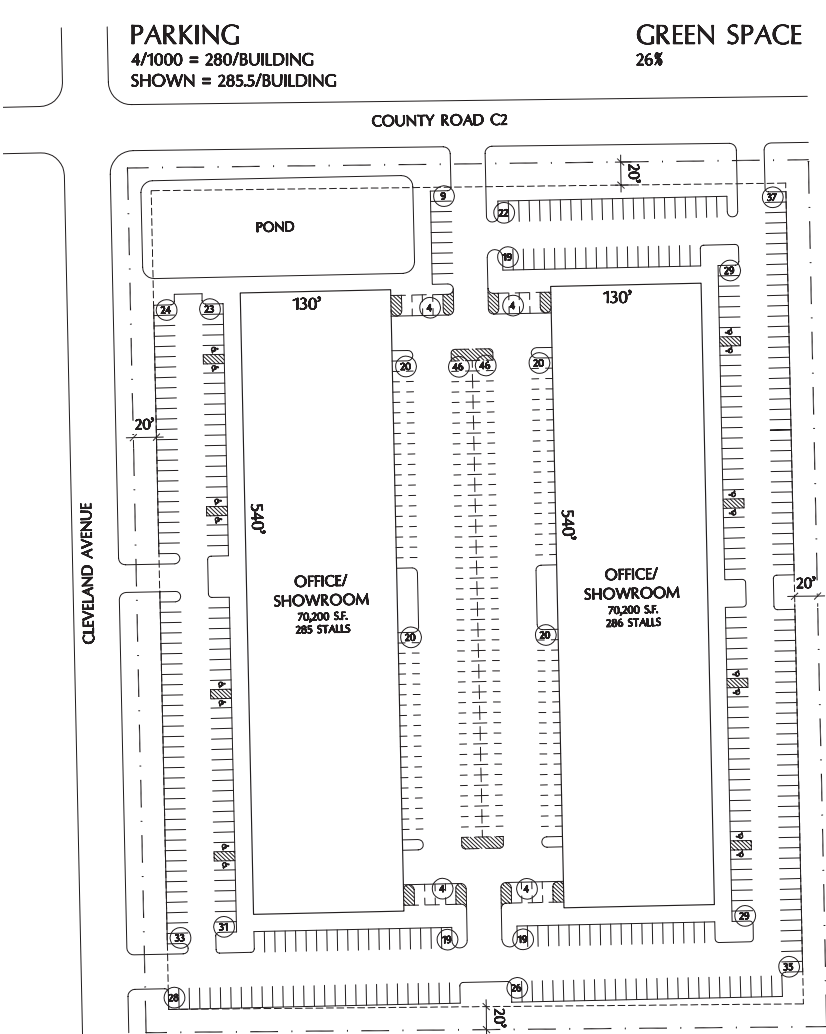
\$0.75 per square foot CAM

\$1.40 per square foot Tax

\$2.15 total per square foot

AMENITIES:

- Excellent Roseville location with full visibility to I-35W
- 110,000 traffic counts daily
- High image showroom building with extensive brick and glass exterior



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