



ROSEGATE DISTRIBUTION CENTER

2501 ROSEGATE • ROSEVILLE, MN 55113

PREMIER BULK WAREHOUSE OPPORTUNITY

TOM BENNETT
+1 952 924 4897
tom.bennett@cbre.com

JOHN RYDEN
+1 612 723 9313
john.ryden@cbre.com

MAXX SCHINDEL
+1 952 924 4631
maxx.schindel@cbre.com



CBRE

FOR LEASE

ROSEGATE DISTRIBUTION CENTER

2501 ROSEGATE • ROSEVILLE, MN 55113

PROPERTY DESCRIPTION

Rosegate Distribution Center represents a rare 32' clear bulk/warehouse opportunity to lease in an infill business park setting. This asset offers abundant dock-high loading in a modern and functional facility. Quick freeway access to the Twin Cities metro via either I-35 @ County Rd C or Hwy 280. The facility offers the ability to demise to +/- 10,000 SF or 33,000 SF.

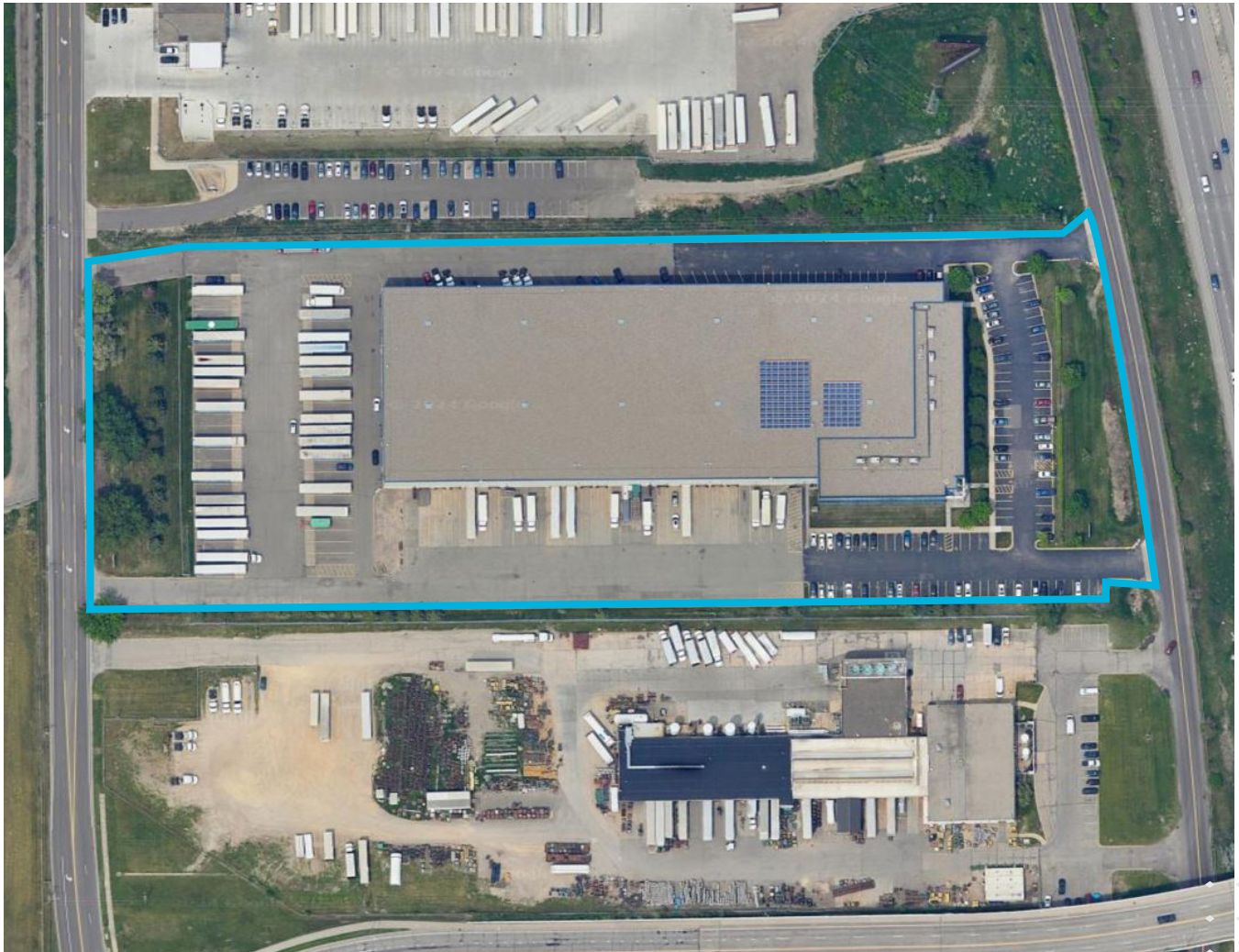
NET RENTAL RATES

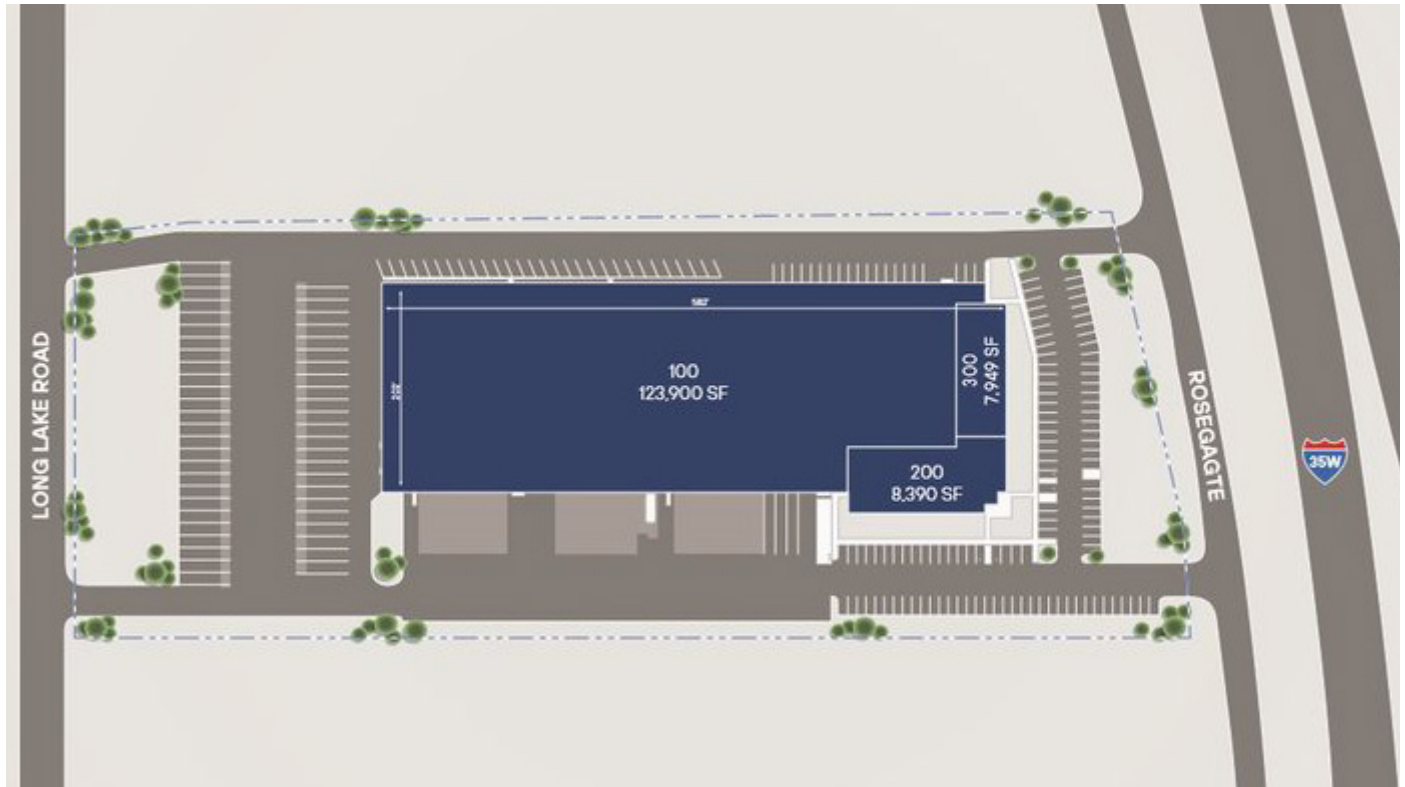
- \$7.50 / \$10.00 PSF

EST. 2024 RE TAXES & CAM

- \$5.29 PSF (\$2.69 PSF RE Tax, \$2.60 CAM)

AERIAL





PROPERTY SPECIFICATIONS

TOTAL BUILDING SF
140,405 SF

AVAILABLE SF
33,390 SF
(8,390 SF Office / 25,000 SF Warehouse)
10,000 SF Minimum Divisible (3 bays)

LAND AREA
9.63 acres

LOADING
Dock door (expandable): 9' x 10' with
leveler, bumper, seal, and 50' concrete apron,
125' truck court depth

1 drive-in door (expandable): 10' x 14'

COLUMN SPACING
40' x 40' (240' bay depth)

CLEAR HEIGHT
32'

SPRINKLER
ESFR

PARKING
(.86/1000)

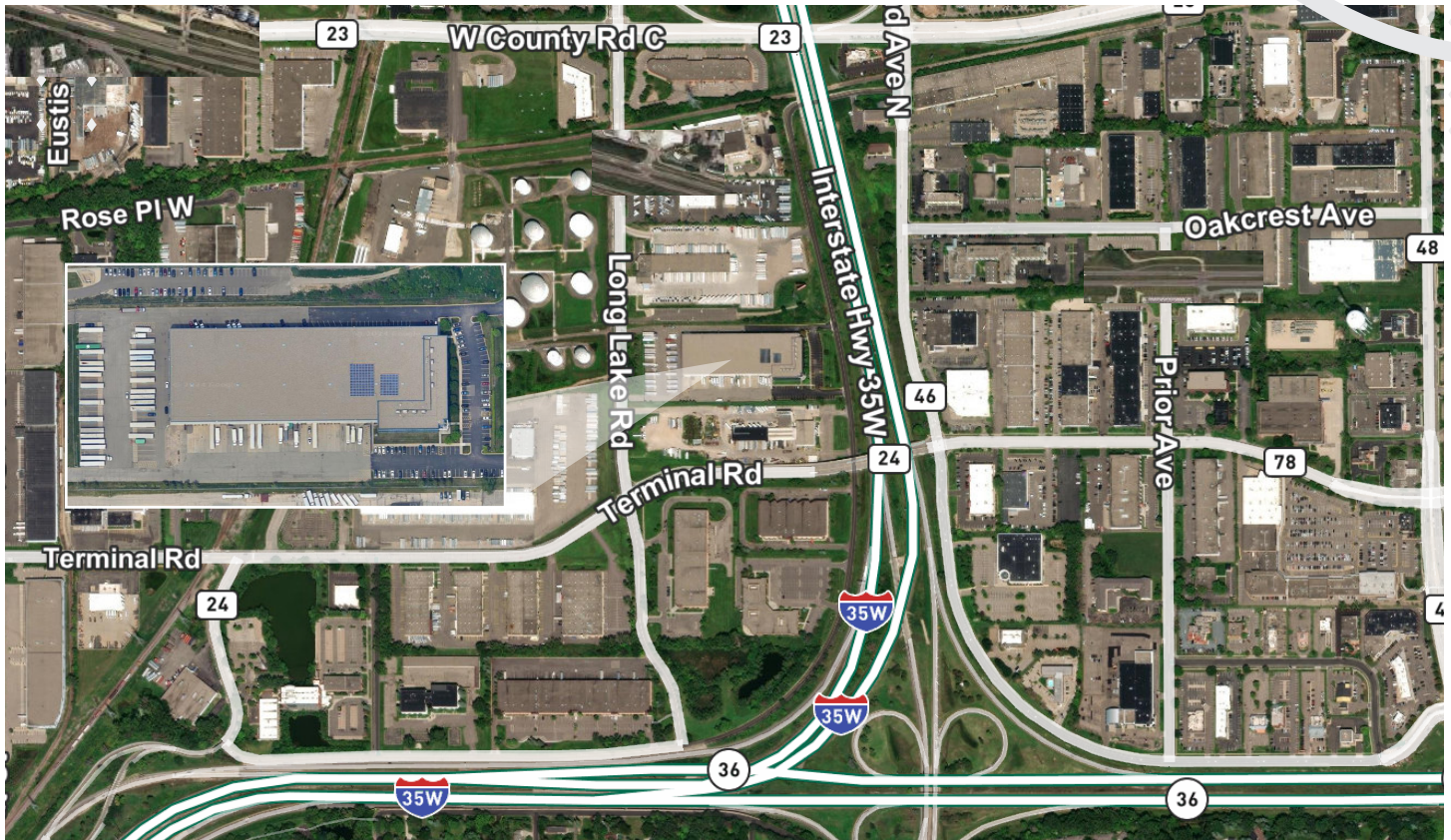
YEAR BUILT
1996

POWER
800 Amp 277/480 volt 3-phase

ZONING
I-2, Heavy Industrial

TELECOM/FIBER PROVIDERS
Multiple providers available including
Centurylink, Comcast & Nextera





FOR LEASE

ROSEGATE DISTRIBUTION CENTER

2501 ROSEGATE • ROSEVILLE, MN 55113

CONTACT US

TOM BENNETT

+1 952 924 4897

tom.bennett@cbre.com

JOHN RYDEN

+1 612 723 9313

john.ryden@cbre.com

MAXX SCHINDEL

+1 952 924 4631

maxx.schindel@cbre.com

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.