



# ROSEGATE DISTRIBUTION CENTER

2501 ROSEGATE • ROSEVILLE, MN 55113

**PREMIER BULK WAREHOUSE OPPORTUNITY**

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**CBRE**

FOR LEASE

# ROSEGATE DISTRIBUTION CENTER

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## 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.

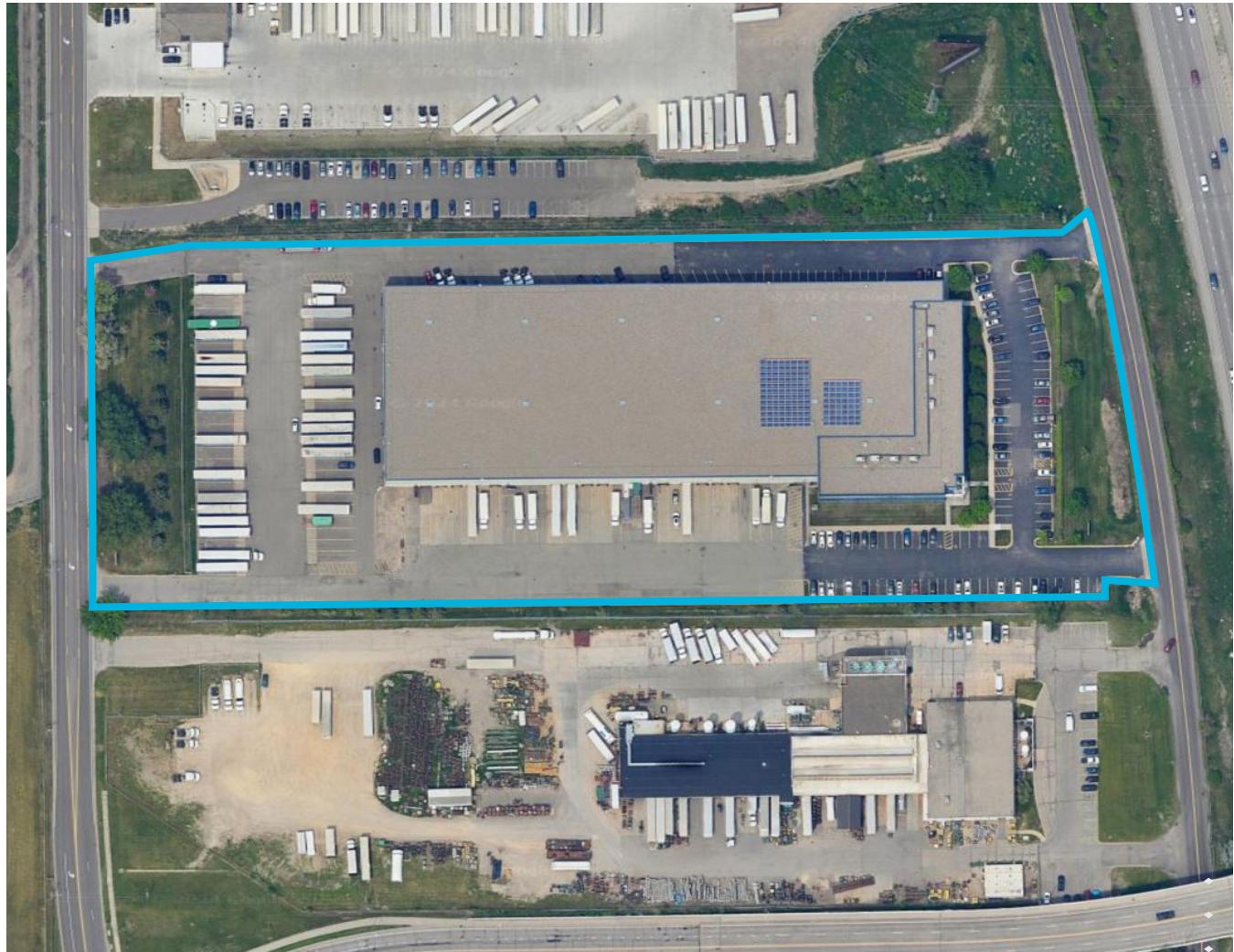
## NET RENTAL RATES

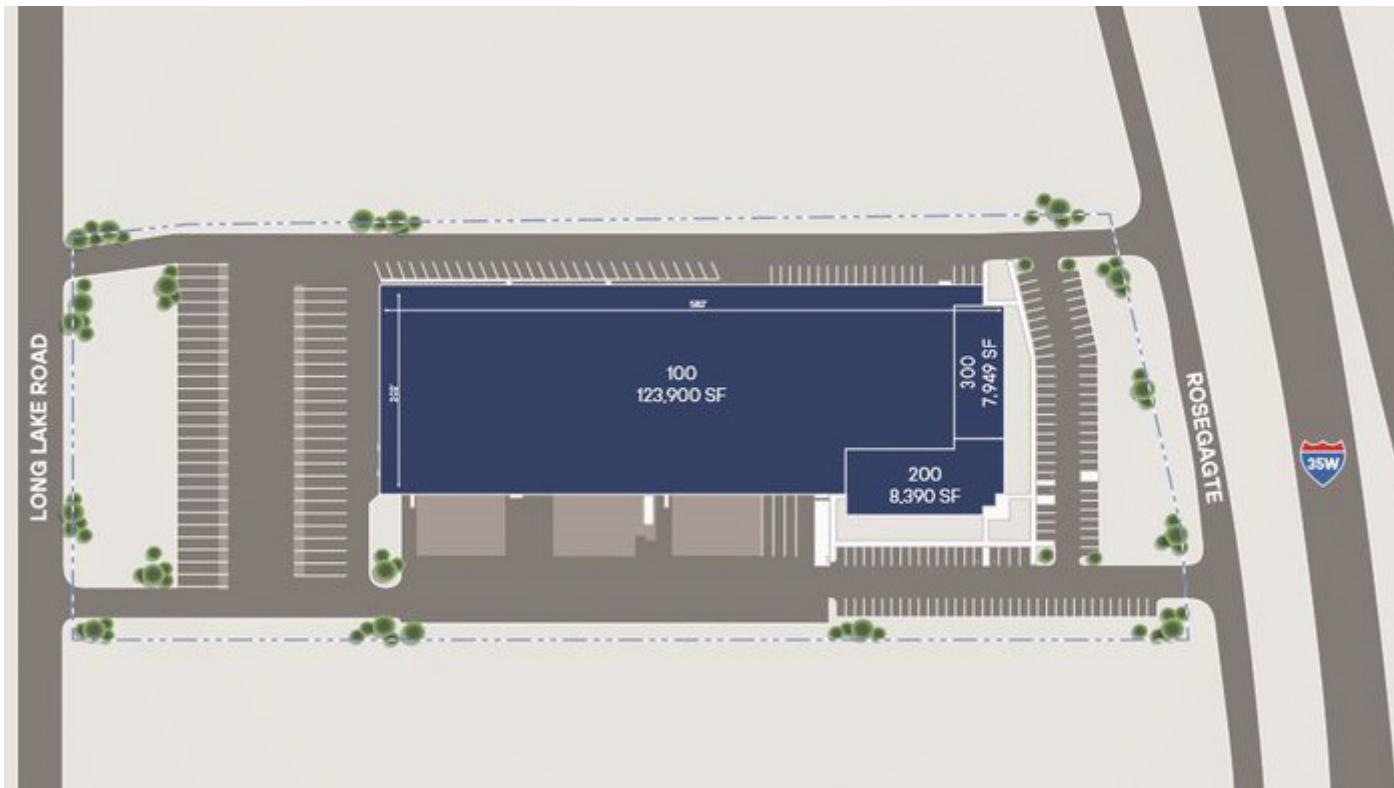
- \$7.50 / \$10.00 PSF

## 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

**SPRINKLER**  
ESFR

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

**PARKING**  
(.86/1000)

**LAND AREA**  
9.63 acres

**YEAR BUILT**  
1996

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

**POWER**  
800 Amp 277/480 volt 3-phase

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

**ZONING**  
I-2, Heavy Industrial

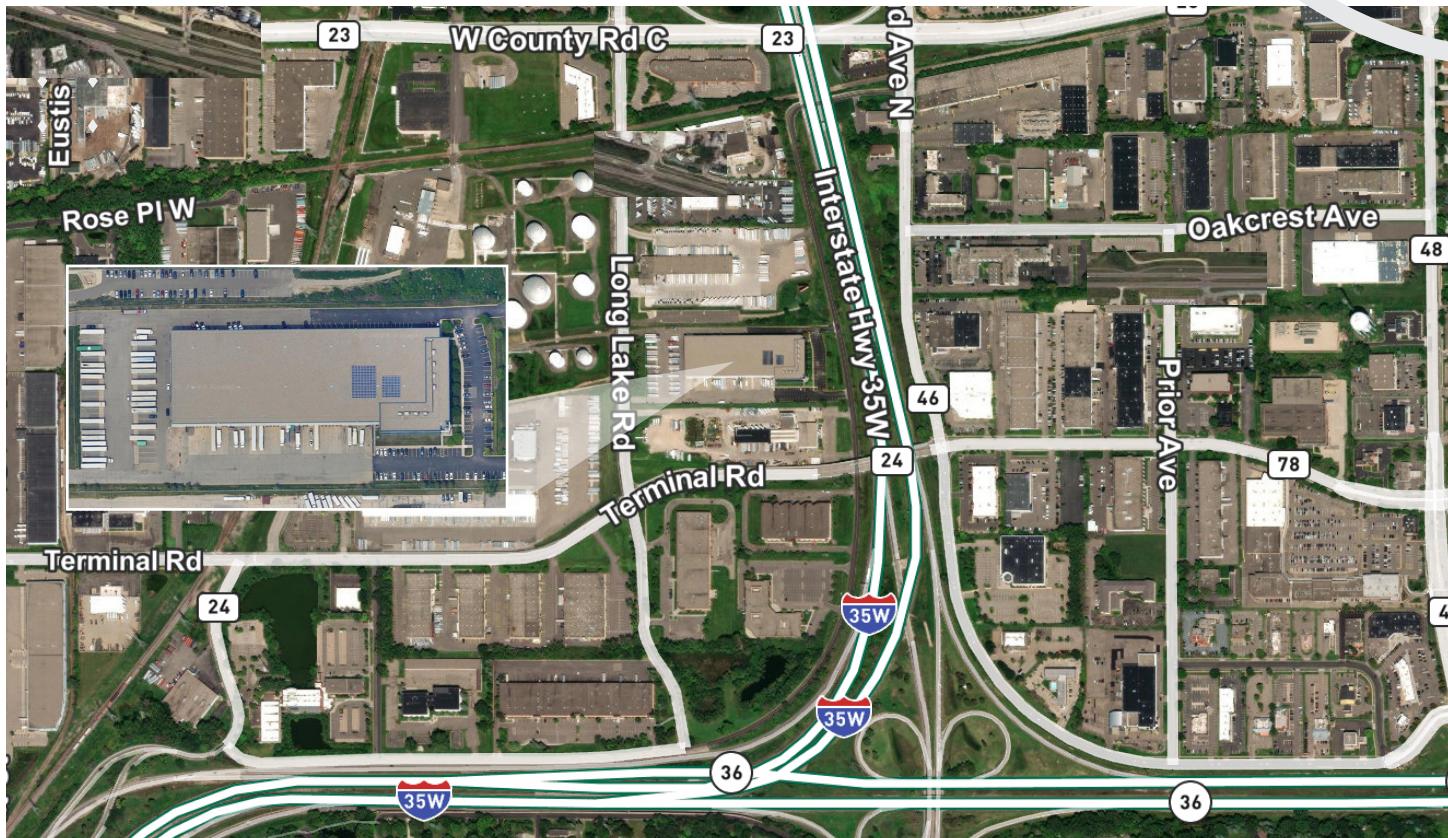
**COLUMN SPACING**  
40' x 40' (240' bay depth)

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

**CLEAR HEIGHT**  
32'

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## CONTACT US

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