Transwestern

Round Lake Business Center

AVAILABLE FOR LEASE

4354-4396 Round Lake Road West, Arden Hills, MN 55112

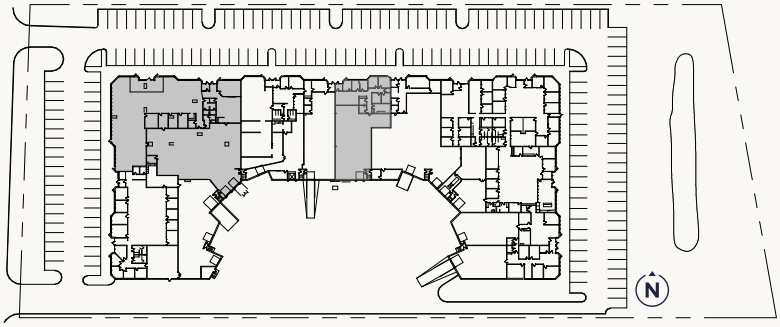
Up to 14,528 SF Available	14' Clear Height	81,000 Vehicles Per Day	Immediate Freeway Access

About Round Lake Business Center

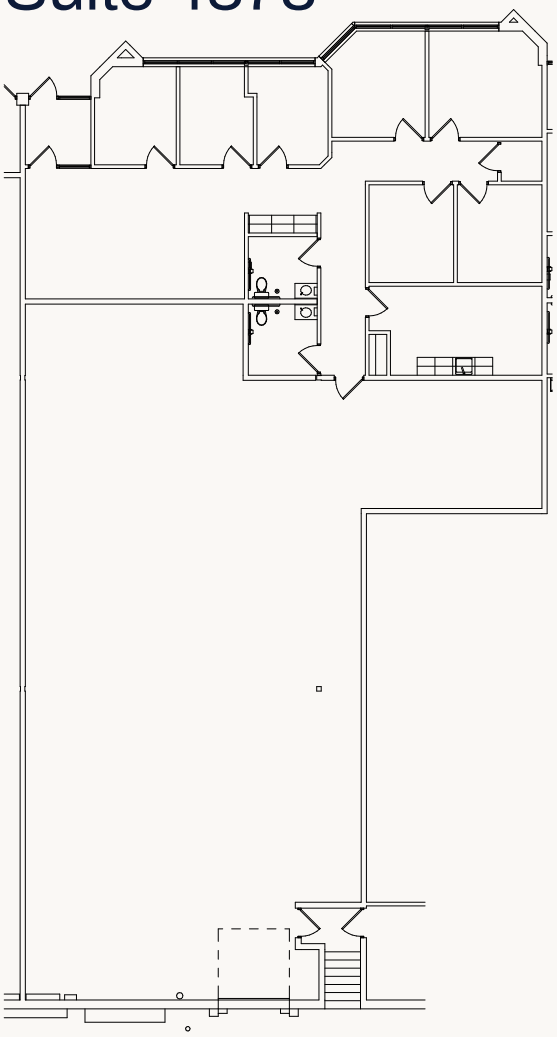
Designed for efficiency and exposure, Round Lake Business Center features 14’ clear height with both dock and drive-in loading. The property’s prime location provides immediate access to I-35W via Highway 96 and outstanding freeway visibility to 81,446 vehicles per day, maximizing brand presence and accessibility.

BUILDING FEATURES

BUILDING SIZE	74,530 SF
YEAR BUILT	1986
AVAILABILITY	5,192 - 14,528 SF
CLEAR HEIGHT	14’
LOADING	DOCK DOORS
ZONING	GB - GATEWAY BUSINESS
PARKING RATIO	3.00/1,000
LEASE RATE	NEGOTIABLE
OPERATING EXPENSES	$2.82
REAL ESTATE TAXES	$3.32
2026 ESTIMATE	$6.14



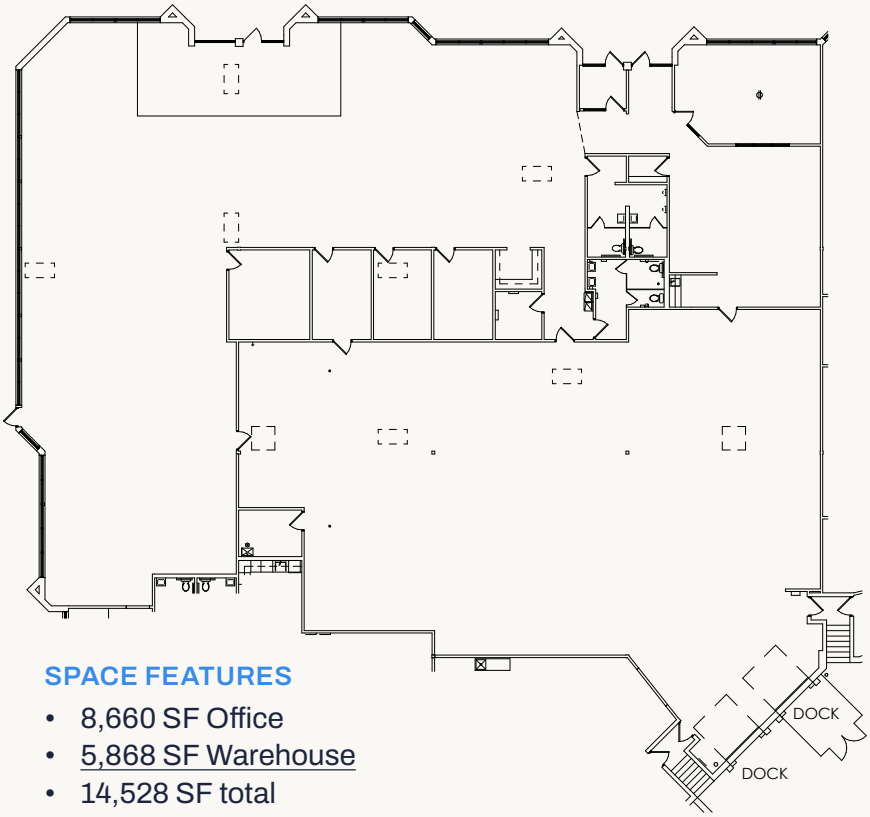
Suite 4378



SPACE FEATURES

- 1,963 SF Office
- 3,229 SF Warehouse
- 5,192 SF total
- One Dock Door

Suite 4364



SPACE FEATURES

- 8,660 SF Office
- 5,868 SF Warehouse
- 14,528 SF total
- Two Dock Doors

Transwestern

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