

FOR LEASE

Owned and Operated by



GATEWAY WEST BUSINESS CENTER II

2340 W County Road C, Roseville, MN

22,139 SF Available



**LEASING INFO
& CONTACT**

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Mike Bowen

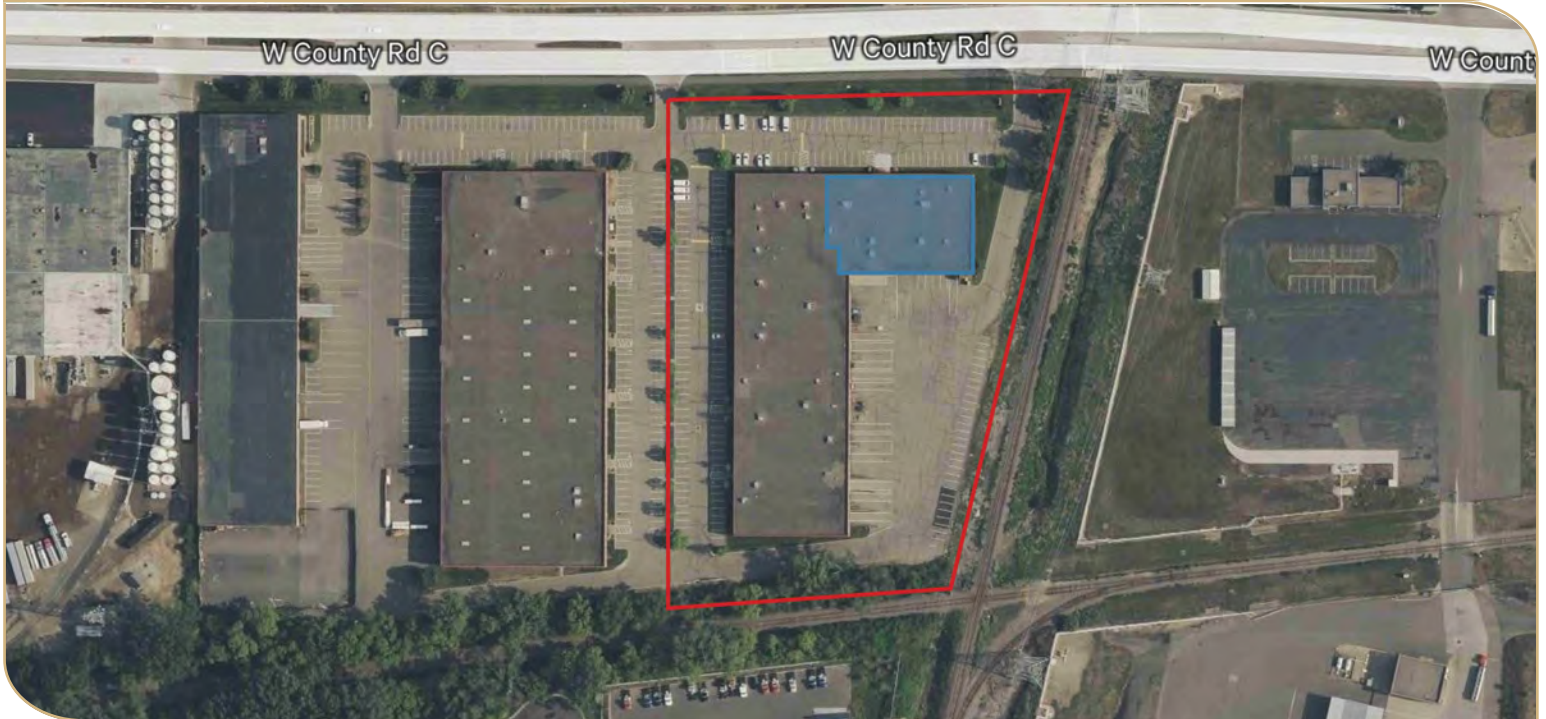
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JP Maloney

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

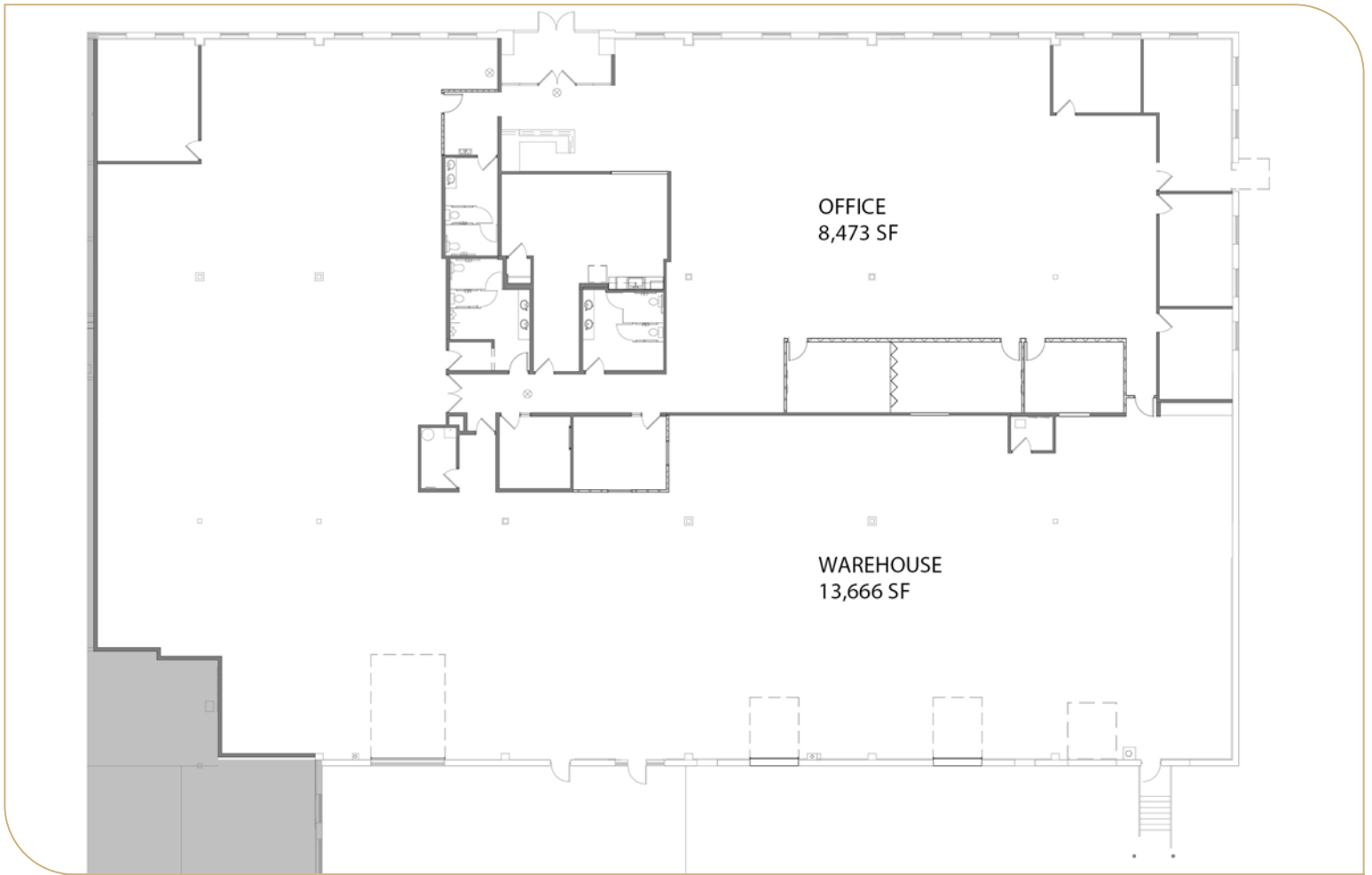


FEATURES

- High-image office/warehouse opportunity
- Excellent visibility from County Road C with over 10,400 vehicles per day
- Great for many uses including industrial, retail, office and medical office
- Immediate access from I-35W and I-694
- Central Roseville location with great nearby amenities

NET RENTAL RATES
Negotiable

2024 (EST.) EXPENSES:
\$3.39 PSF RE Taxes
\$2.15 PSF Op. Exp.
\$5.54 PSF Total



PROPERTY SPECIFICATIONS

TOTAL BUILDING SF 79,815 SF

AVAILABLE SF Suite 100:
22,139 SF Total
8,473 SF Office
13,666 SF Warehouse
Fully air conditioned

LOADING 3 dock doors (2 with levelers)
1 drive in door

CLEAR HEIGHT 20'

YEAR BUILT 1997

POWER 200A, 480/277V

PARKING 2.2/1,000

ZONING Light Industrial

SPRINKLER Yes

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