

FOR SUBLEASE

2421 ROSEGATE

Roseville, MN 55113

All Warehouse Space w/ Racking



STACK
INDUSTRIAL PARTNERS

PROPERTY OVERVIEW

General Building Information

Building Size
63,231 SF

Parcel Size
4.42 Acres

Year Built
1998

Zoning
O/BP (Office/Business Park)

Sublease Vacancy Specifications

Total Square Footage
12,940 SF (all warehouse)

Available
Now

Loading
2 Docks

Sublease Expiration
April 30, 2028

Clear Height
24'

Column Spacing
40' x 30'

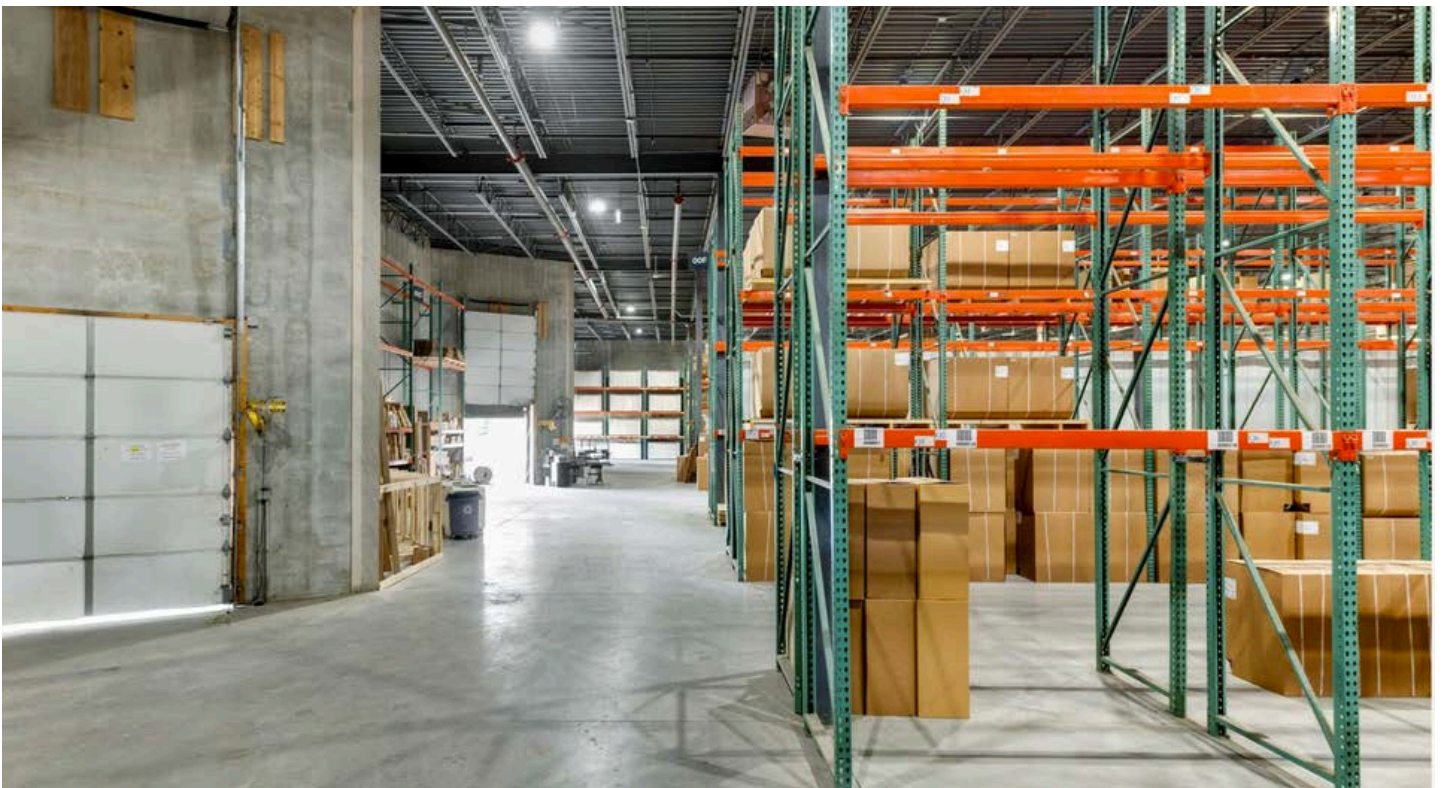
Lighting
LED

Sprinkler System
ESFR

Lease Details

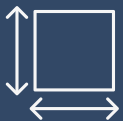
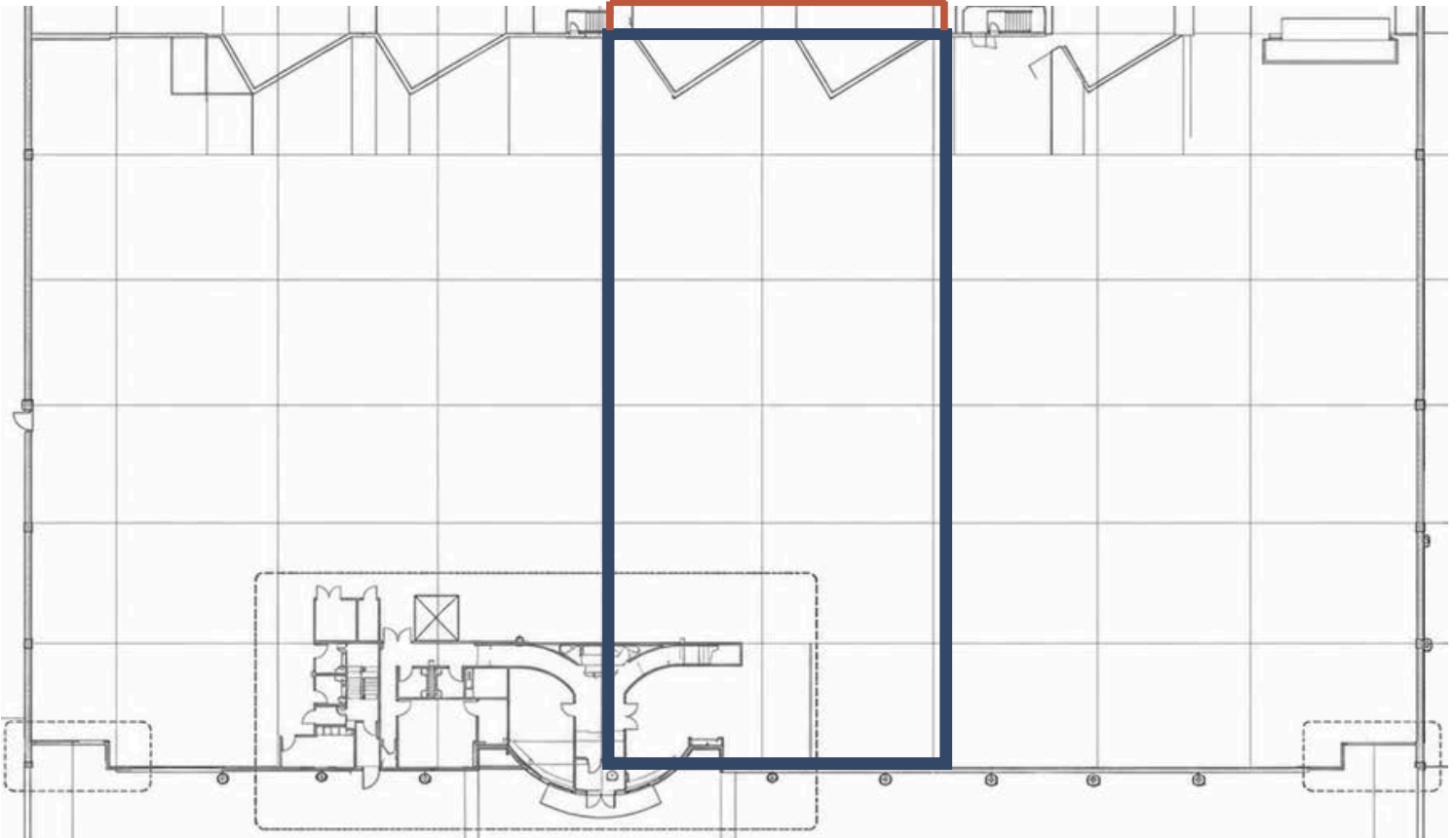
Lease Rate
\$13.50 PSF Gross (includes utilities)

PROPERTY PHOTOS



FLOOR PLAN

2 Dock Doors



12,940 SF
Total Size

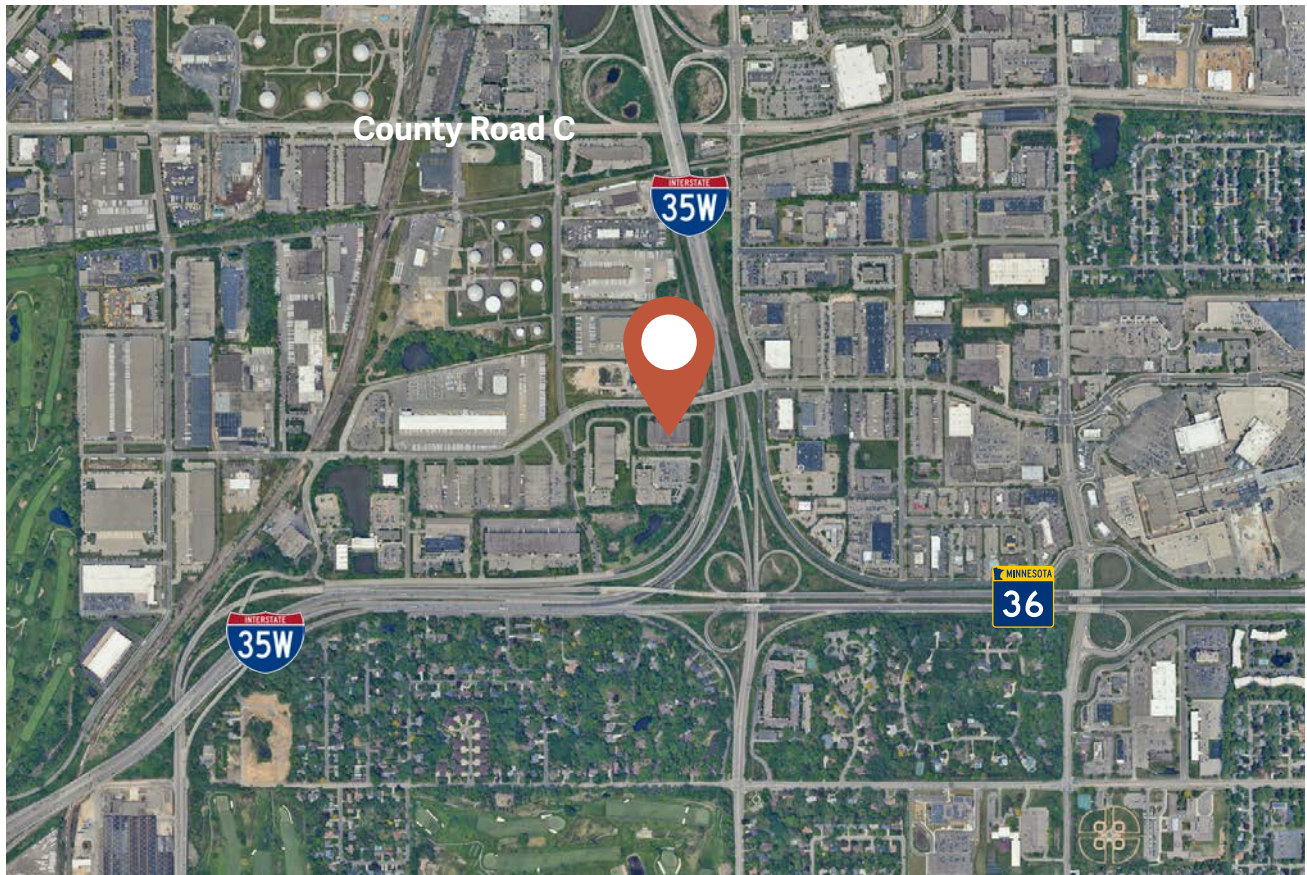


40' x 30'
Column Spacing



24'
Clear Height

LOCATION



Nearby Restaurants

Red Lobster
Applebee's Bar & Grill
Jersey Mike's Subs
Mi-Sant
Starbucks Coffee
Axels
Wendy's
Davanni's
Denny's
Panda Express
Subway



Nearby Retail

Rosedale Center
Rosedale Commons
Sierra
UPS
Walmart Superstore
Hampton Inn
Aldi
Best Buy
REI
Activate
Gamezenter

Ben Youds

ben.youds@stackindustrial.com

612-702-4293

Nate Erickson, SIOR

nate.erickson@stackindustrial.com

612-201-8943

stackindustrial.com 

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