



FOR LEASE

AURORA INDUSTRIAL

2500 WALNUT STREET, ROSEVILLE, MN

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CBRE



FOR LEASE

AURORA INDUSTRIAL

2500 WALNUT STREET. ROSEVILLE, MN

PROPERTY FEATURES

- Front loaded bulk distribution warehouse
- ESFR fire protection
- Three blocks to I-35W via Industrial Blvd
- Rail service by MN Commercial
- Zoned I-2

NET RENTAL RATES

- Negotiable

2026 CAM & REAL ESTATE TAXES

- \$2.15 PSF CAM
\$3.03 PSF Taxes
\$5.18 PSF Total

PROPERTY SPECIFICATIONS

TOTAL BUILDING SF

130,498 SF on +/- 6 acres

AVAILABLE SPACE

20,314 SF Total

459 SF Office

19,855 SF Warehouse

1 unisex restroom

CLEAR HEIGHT

28'

LOADING

7 Dock doors with levelers and seals

1 Rail door

BUILDING DEPTH

150'

PARKING

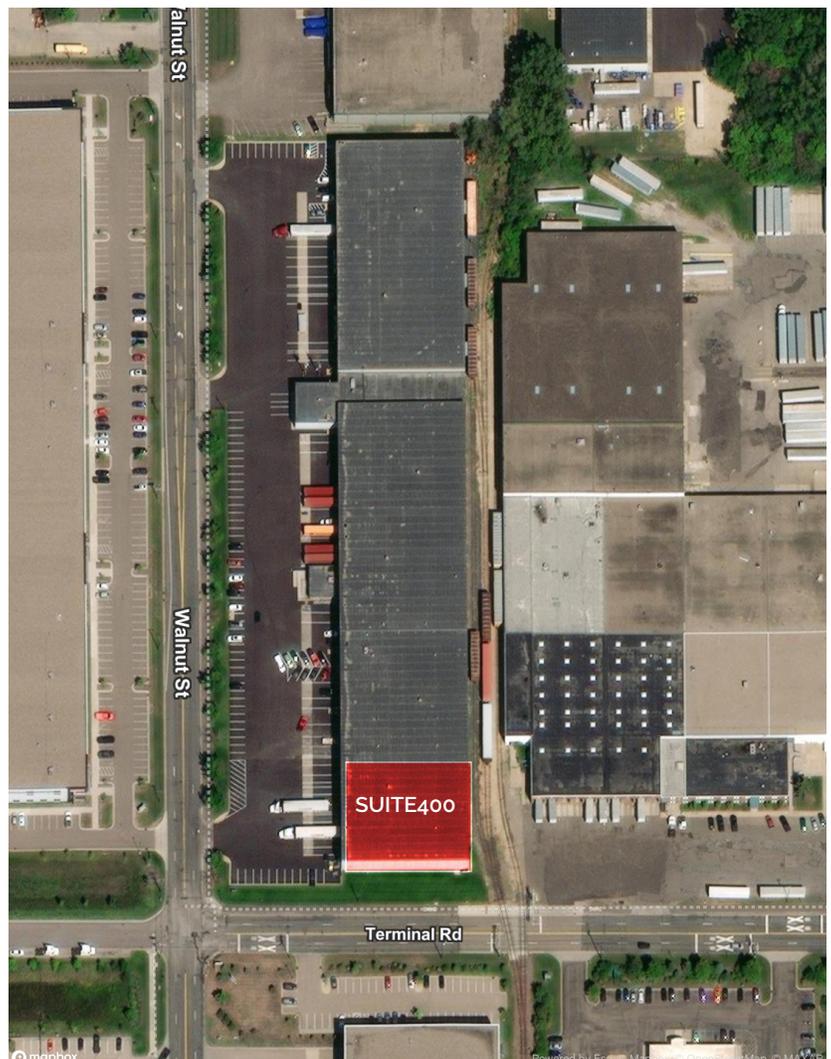
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COLUMN SPACING

33' x 37'

SPRINKLERED

ESFR



SUITE 400

AVAILABLE 1/1/26

20,314 SF Total

459 SF Office

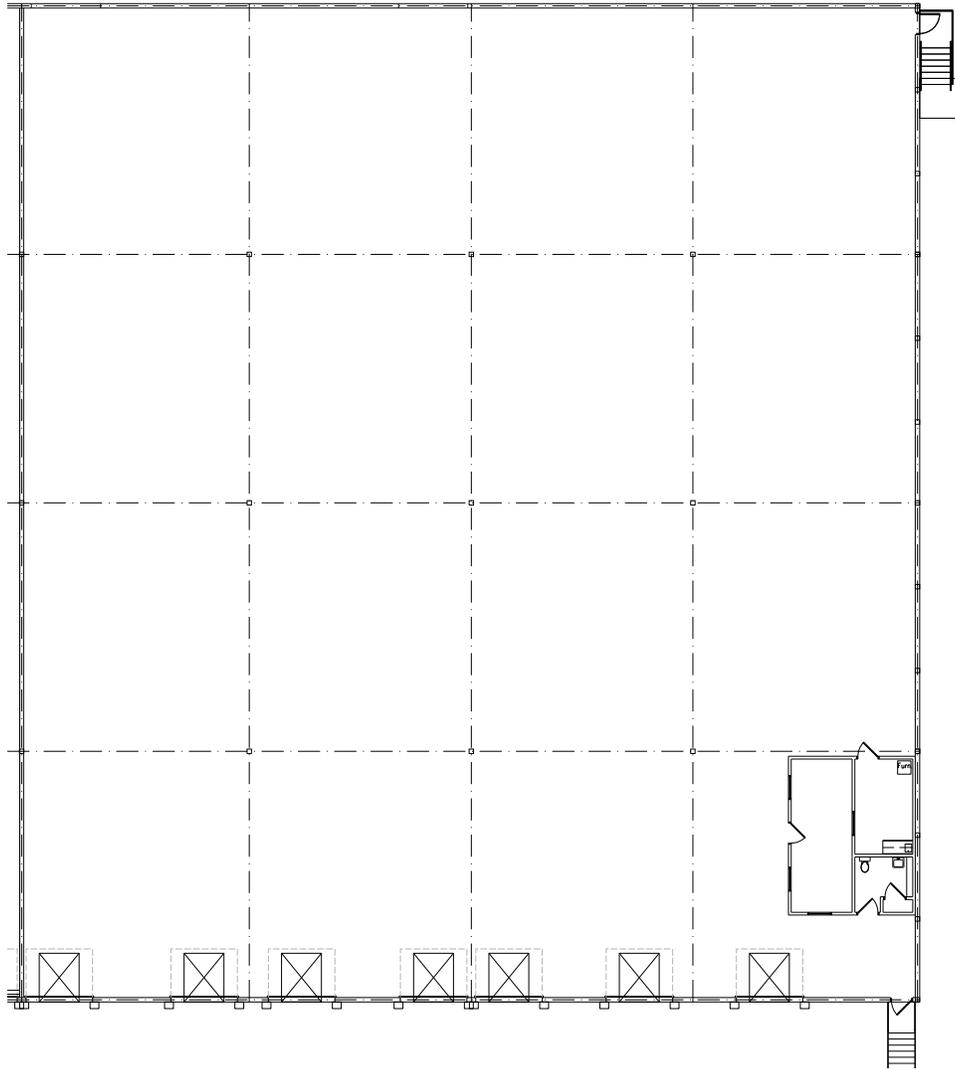
19,855 SF Warehouse

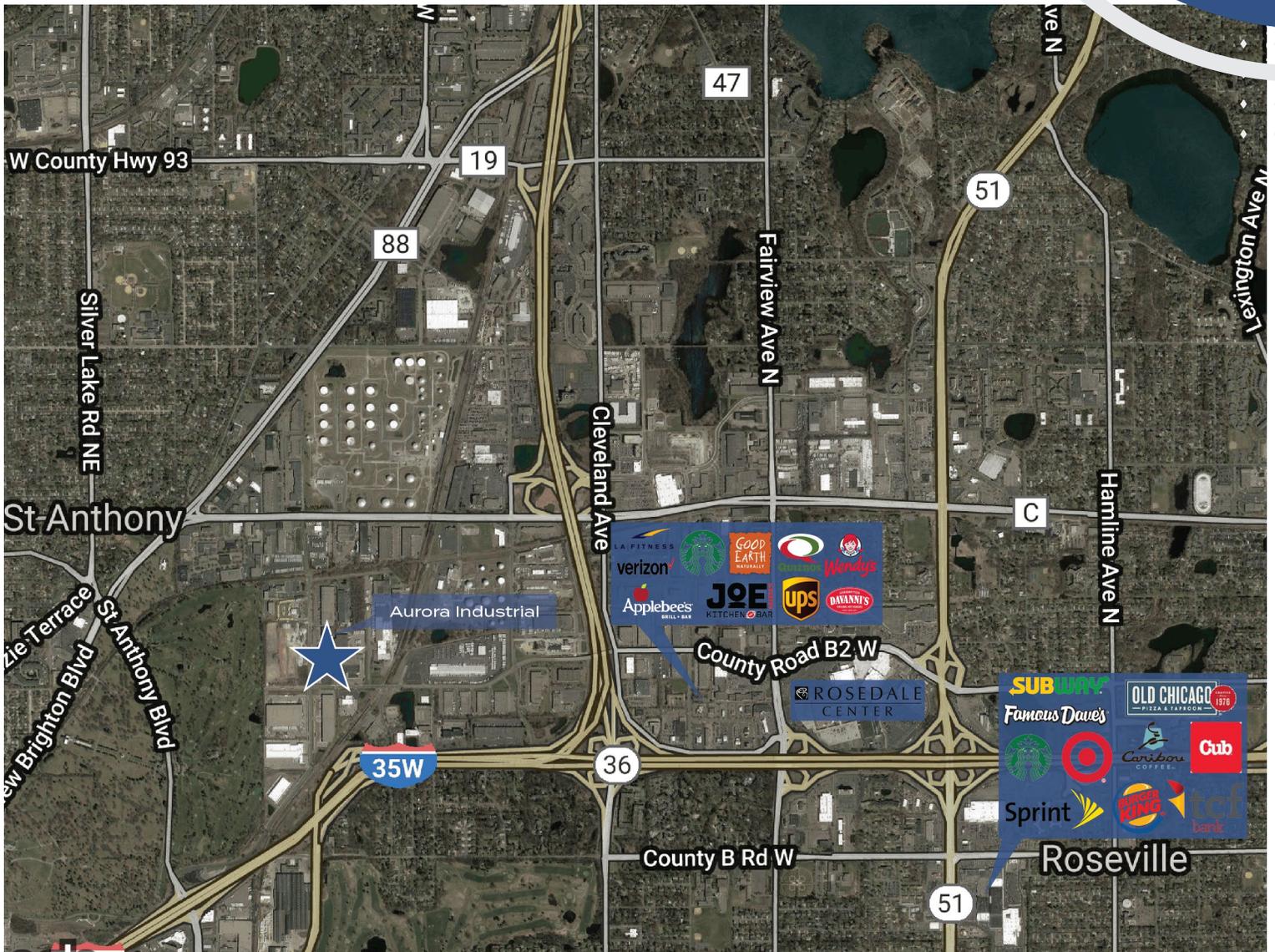
7 Dock doors with levelers and seals

1 Rail door

1 unisex restroom

400A, 480V, 3P





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