

Industrial Office & Warehouse Building Property For Lease

NW Rochester Warehouse Building

835 38th Street Northwest, Rochester, MN 55901



PROPERTY DESCRIPTION

Located at the NW corner of 37th Street NW and West Riverparkway NW. This property enjoys easy access to HWY 52, HWY 63 and downtown Rochester (Mayo Clinic) all within minutes driving. Property is located adjacent to the City of Rochester's Development Services and Infrastructure Center as well as the Rochester Police Department. Area retailers include, HyVee, Starbucks, Wells Fargo, Enterprise, Circle K and many local restaurants & service businesses.

PROPERTY HIGHLIGHTS

- Centrally Located Warehouse Space (heated)
- Ample parking and easy access to HWY 52 and HWY 63
- 1 loading dock and 1 drive-in door
- MX-G Zoning allows for a variety of commercial / industrial uses
- Sublease through 2030

CONTACT US

Partner
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OFFERING SUMMARY

| | |
|------------------|-----------------------|
| Lease Rate: | \$10.00 SF/yr (Gross) |
| Number of Units: | 2 |
| Available SF: | 10,225 SF |
| Lot Size: | 1.28 Acres |
| Building Size: | 19,207 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|-----------|-----------|
| Total Households | 5,514 | 25,329 | 44,450 |
| Total Population | 12,434 | 57,804 | 105,104 |
| Average HH Income | \$96,265 | \$104,528 | \$117,407 |



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