



ROSEMOUNT

BUSINESS CENTER

15500 BOULDER AVE, ROSEMOUNT, MN 55068 | CLASS A INDUSTRIAL | DELIVERY 2024

NEWMARK




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AREA DEMOGRAPHICS

(10-mile radius)



340,585

Population



184,658

Total Labor Force



38.2

Median Age



\$103,429

Median Household
Income



20,128

Manufacturing
Workforce



13,849

Transportation/
Warehousing
Workforce



BUILDING SPECIFICATIONS



LEASE RATE

Negotiable



AVAILABLE

2024



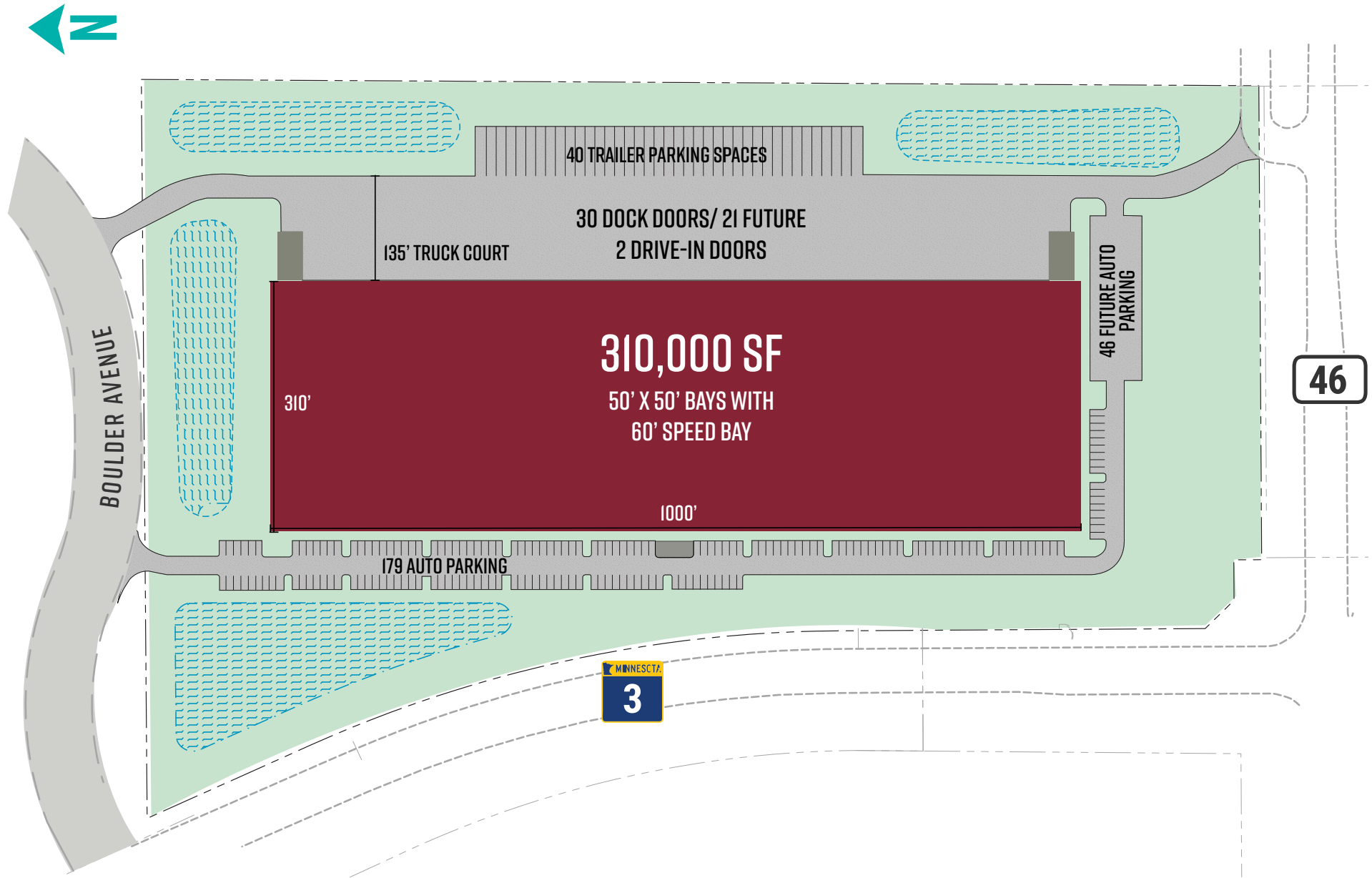
BUILDING SIZE

+/- 310,000 SF

Location	15500 Boulder Ave, Rosemount, MN 55068
Site Acreage	21.33 acres
Office	Build-to-suit
Dimensions	310' x 1,000'
Bay Size	50' x 50', with a 60' speed bay
Clear Height	32' clear
Dock Doors	Thirty (30) 9'x10' Dock Doors with 21 Future Positions
Drive-in Doors	Two (2) 12'x16' doors
Lighting	LED fixtures with motion sensors
Floor Slab	7" non-reinforced
Trailer Parking	40 dedicated spaces
Auto Parking	179 spaces with 46 future spaces
Truck Court Depth	135' with a 60' concrete apron
Electrical Service	3000amp, 480/277 volt, 3 phase



SITE PLAN



NEARBY AMENITIES



CVS pharmacy
Sterling State Bank
KWIK TRIP

Walgreens
TOP 10 TEN LIQUORS
SUBWAY
Tostitos

China Wok
FAIRVIEW
Wendy's
Great Clips

T-Mobile
Dominick's Pizzeria
The Clover
Starbucks
ALDI

Costco
Little Caesars
Church & Dwight
verizon
Cub Foods
Huntmaton

Holiday
BURGER KING
McDonald's
DQ
FIRESIDE
O'Reilly
Valvoline
taco john's
noodles

ONE HOUR
PROLABS
Stamps.com

DOWNTOWN MINNEAPOLIS
24 MILES | 32 MINS.

Minneapolis - Saint Paul
mSP
16 MILES | 21 MINS.

46 22,811 VPD

46 15,100 VPD

30,000 SF
10,000 SF
10,000 SF

10 FULL LEVELS

Public Storage

3

3

42

42

42

Diamond Path W

Shannon Pkwy

Chippendale Ave

10-100 VPD

LOCATION & DRIVE TIMES



TO I-35
7 MILES
13 MINS



TO HWY 52
4.5 MILES
7 MINS



TO HWY 77
8 MILES
14 MINS



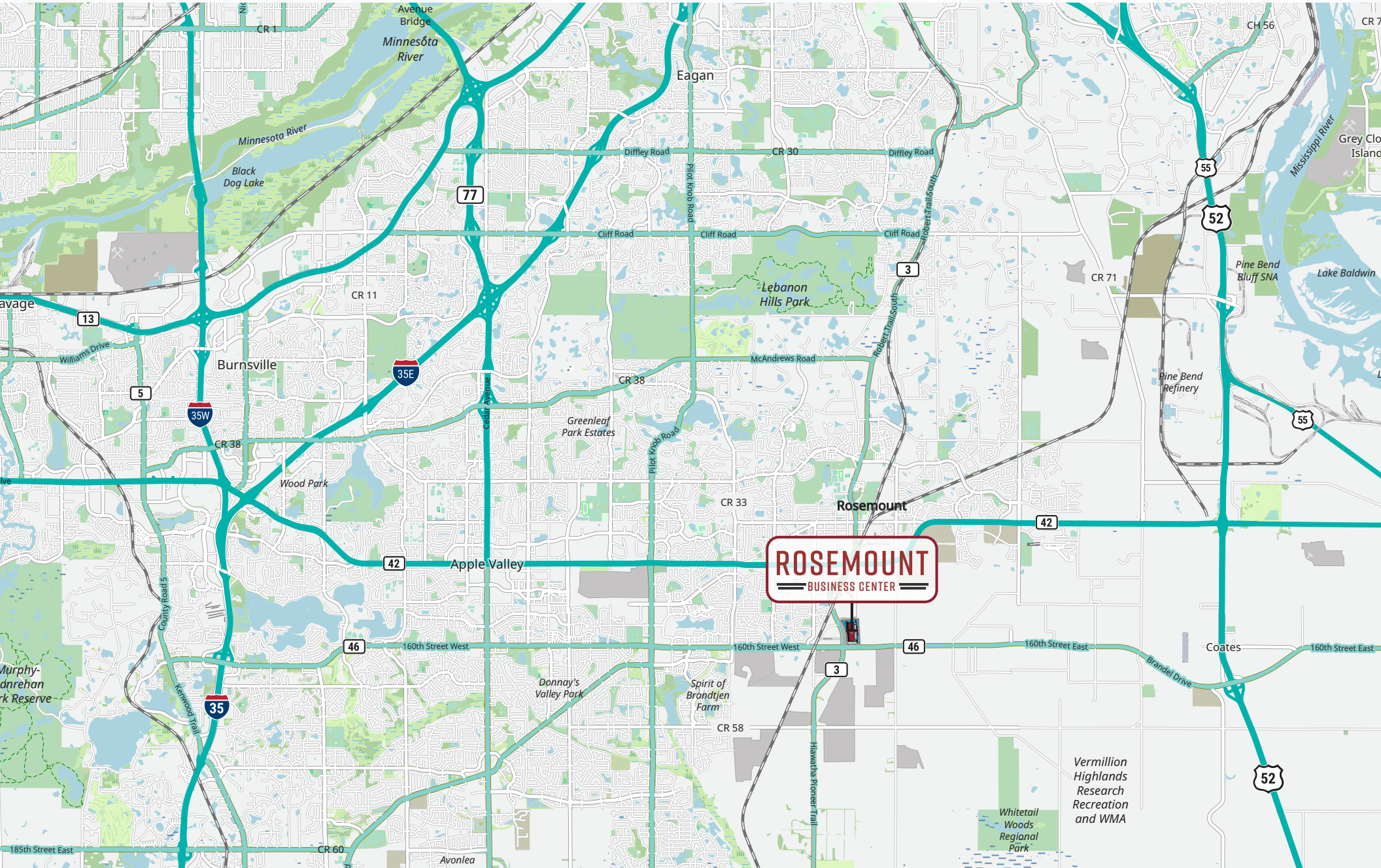
MINNEAPOLIS
24 MILES
32 MINS



ST. PAUL
21 MILES
29 MINS



MSP AIRPORT
16 MILES
21 MINS



FOR MORE INFORMATION, CONTACT:

BRIAN NETZ

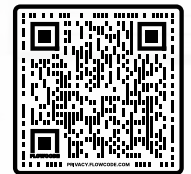
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NEWMARK



McGough