

±33,552 SF / 2 Buildings
For Sale

1430
CTY RD C W

ROSEVILLE, MN 55113



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CBRE

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Property Highlights

02 BUILDINGS

09 OVERHEAD
DOORS

02 DOCK
LEVELERS

AC 2.07
ACRES

SF 33,552
SQUARE FOOT

DOOR DIMENSIONS

01

OVERHEAD
DOOR
12W x 10H

02

OVERHEAD
DOORS
12W x 12H

01

OVERHEAD
DOOR
12W x 8H

01

OVERHEAD
DOOR
14W x 11H

01

OVERHEAD
DOOR
12W x 16H

01

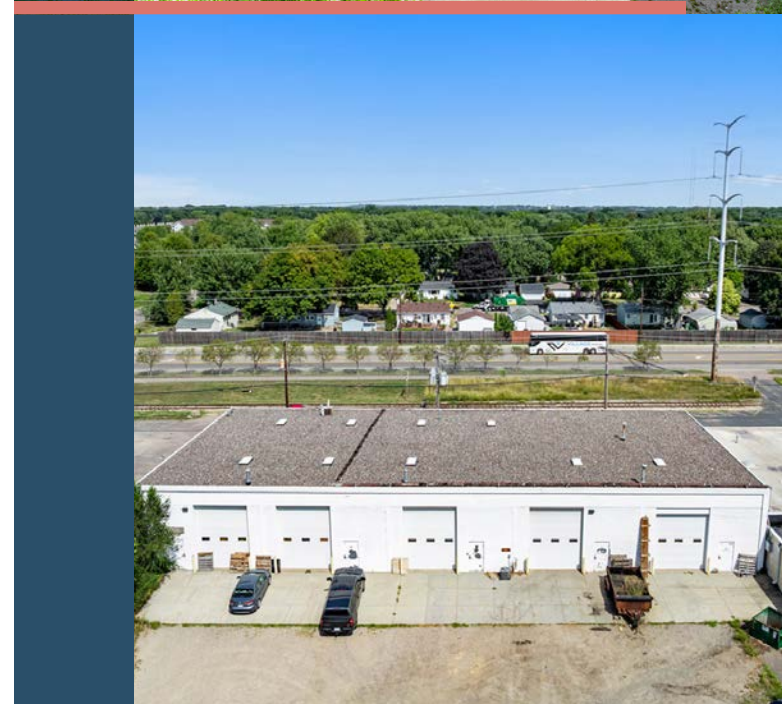
OVERHEAD
DOOR
12W x 14H

01

OVERHEAD
DOOR
7W x 7H

01

OVERHEAD
DOOR
8W x 8H



EXECUTIVE SUMMARY



240V 400AMPS



HARD-SURFACED
CIRCULATION



240V 600AMPS



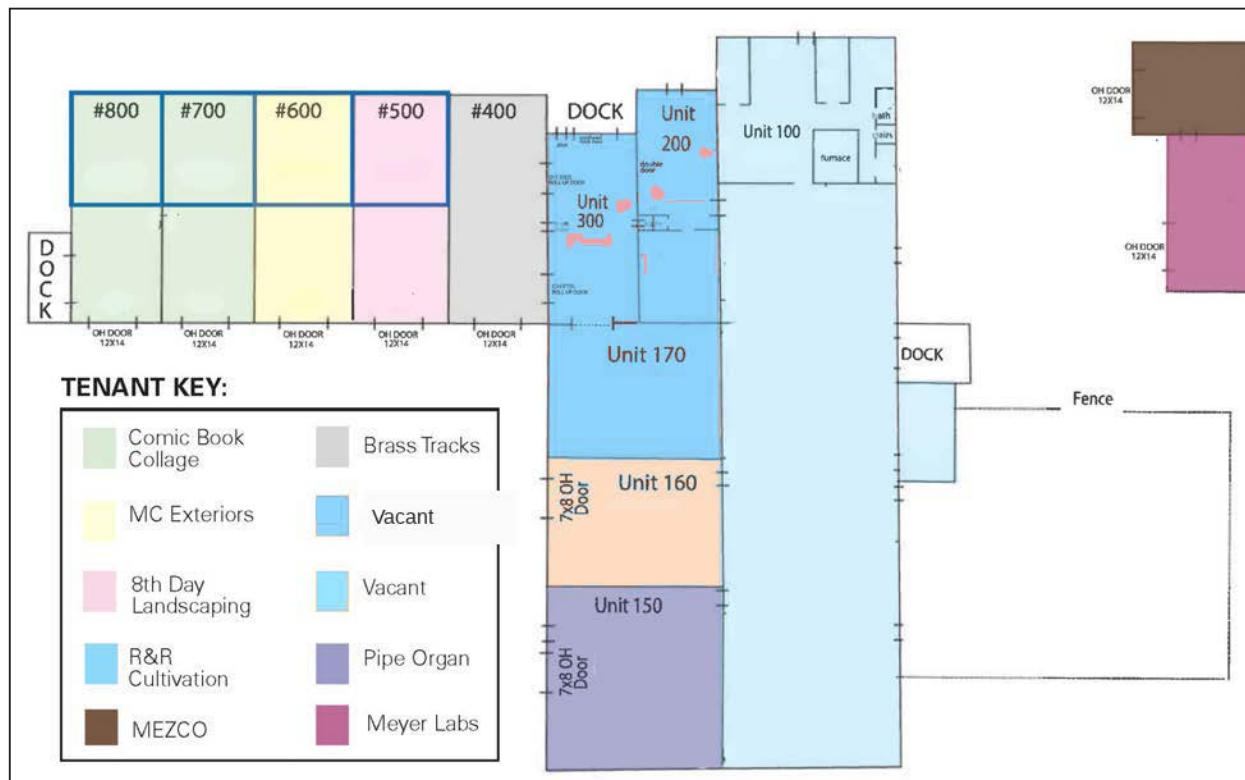
AREAS IMPRV.
NEAR BLDGS

PROPERTY OVERVIEW

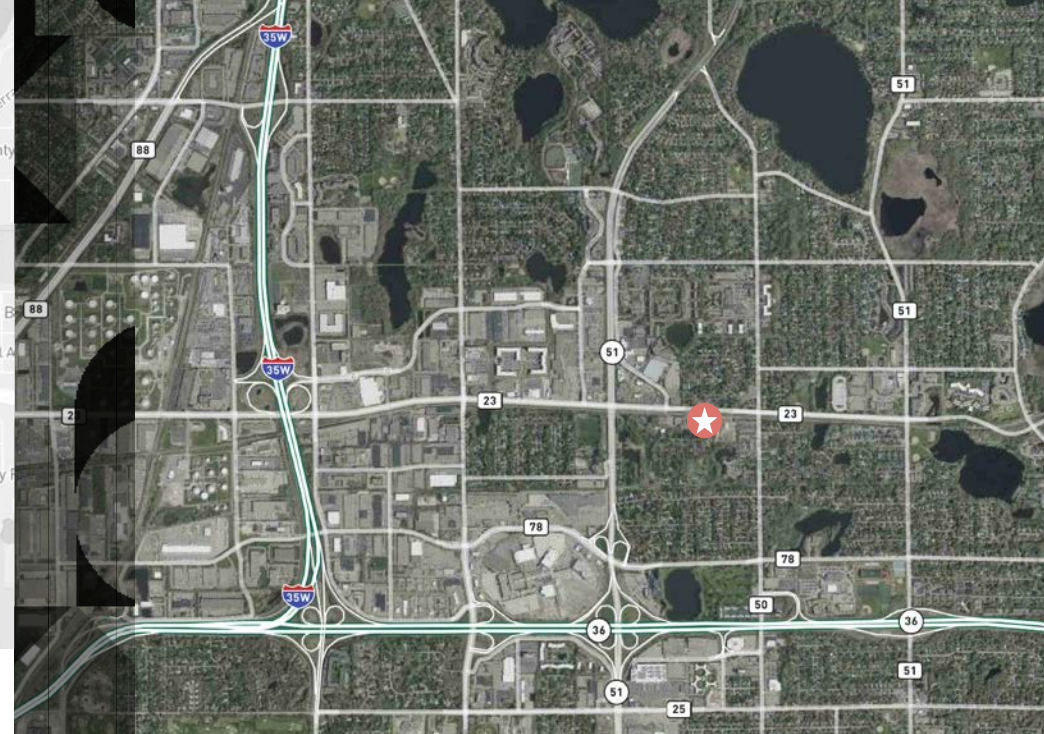
LOT SF	± 90,169 SF
BUILDING SF	± 33,552 SF
YEAR BUILT	1927
LOT COVERAGE	40% - Building Heavy Site
IMPROVEMENTS	1985
PARKING	Paved
COUNTY	Ramsey County

Infill submarket with essentially no vacant industrial land - scarcity underpins long-term value and reuse opportunity

Approximate Tenant Mix Layout



- Estimated 35% Vacancy
- Rent Roll Shared with NDA

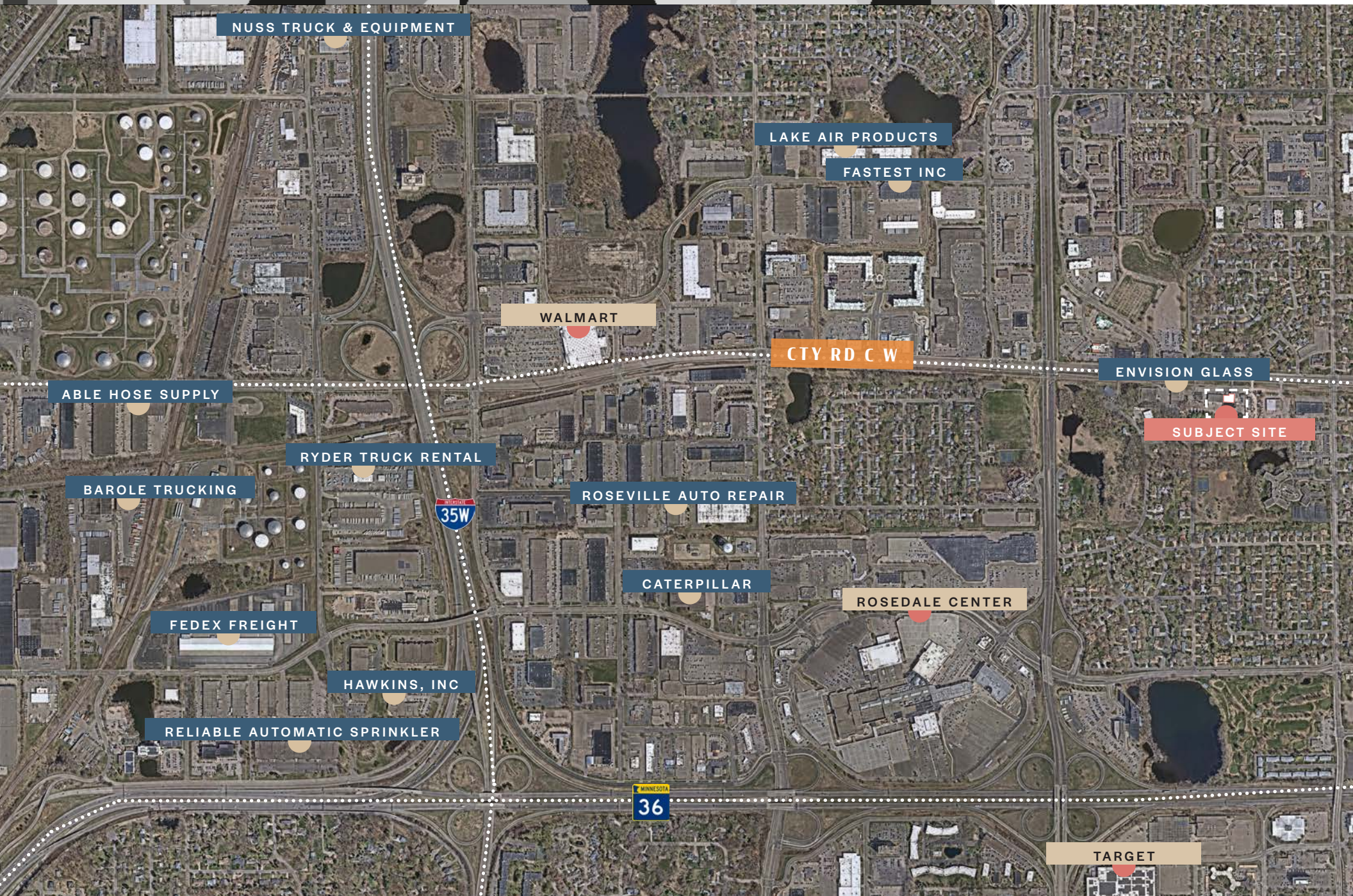


Roseville, MN is a city located in the Twin Cities metropolitan area, offering a unique blend of suburban charm and urban amenities. The city boasts a strong economy and a high quality of life, making it an attractive location for industrial businesses.

The property is 2.07 acres, located on parcel - APN 10-29-23-21.0038. It is suited to flex, service, showroom-office or light industrial users. City zoning is listed as commercial office/industrial usage. Any reuse request is subject to the City of Roseville zoning confirmation.

- **Accessibility:** Easy access to major highways, airports, and public transportation.
- **Businesses:** Mix of industries, including healthcare, technology, and manufacturing.
- **Population:** Growing population of diverse and educated workforce, providing a talented pool of potential employees.
- **Incentives and Support:** City offers various incentives and support for businesses, including tax abatements, loan programs, and business development assistance.

ROSEVILLE, MN 55113



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
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POPULATION

2025 Population Current Year Estimate	11,732	79,761	310,571
2030 Population Five Year Projection	12,116	81,010	316,147
2020-2025 Annual Growth Rate	2.09%	0.41%	0.48%

HOUSEHOLDS

2025 Households Current Year Estimate	5,306	32,847	123,209
2030 Households Five Year Projection	5,459	33,145	125,377
2020 Households Census	4,802	32,378	120,002
2010 Households Census	4,444	30,636	108,039
2020-2025 Compound Annual Growth Rate	1.61%	0.23%	0.44%
2025 Average Household Size	2.07	2.31	2.40

HOUSEHOLD INCOME

2025 Average Household Income	\$112,828	\$119,080	\$104,253
2025 Median Household Income	\$84,328	\$90,687	\$77,290

HOUSE UNITS

2025 Housing Units	5,614	34,677	130,790
2025 Occupied Housing Units	5,306	32,847	123,309

PLACE OF WORK

2025 Businesses	882	3,664	11,433
2025 Employees	14,058	59,429	200,430



2025 POPULATION
3 MI
79,761



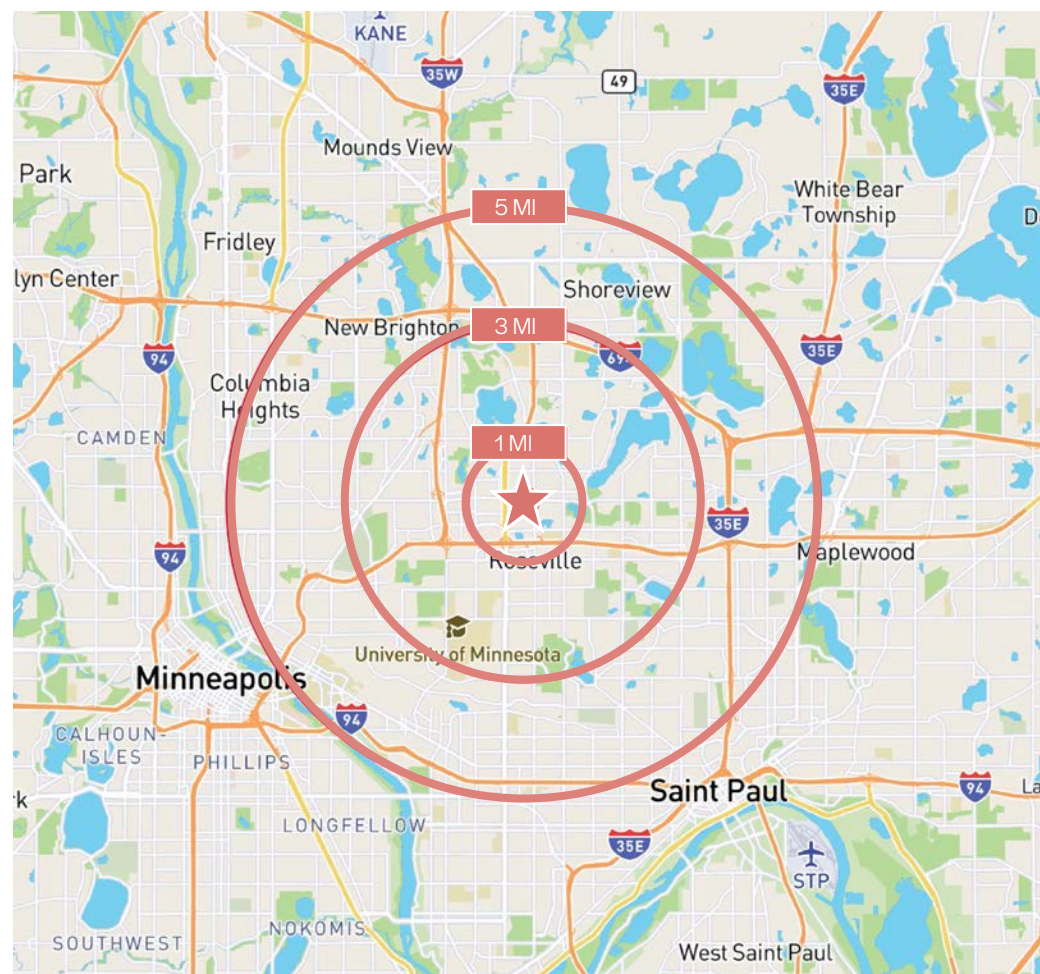
2025 HOUSING UNITS
3 MI
32,847



2025 EMPLOYEES
3 MI
59,429



2025 BUSINESSES
3 MI
3,664





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