



FOR LEASE
AURORA INDUSTRIAL
2500 WALNUT STREET, ROSEVILLE, MN

JOHN RYDEN

+1 952 924 4641

john.ryden@cbre.com

MATT OELSCHLAGER

+1 952 924 4848

matt.oelschlager@cbre.com

MIKE BOWEN

+1 952 924 4885

mike.bowen@cbre.com

MAXX SCHINDEL

+1 218 232 6901

maxx.schindel@cbre.com

CBRE

 Capital
Partners

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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

2025 CAM & REAL ESTATE TAXES

- \$2.01 PSF CAM
- \$3.05 PSF Taxes
- \$5.06 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

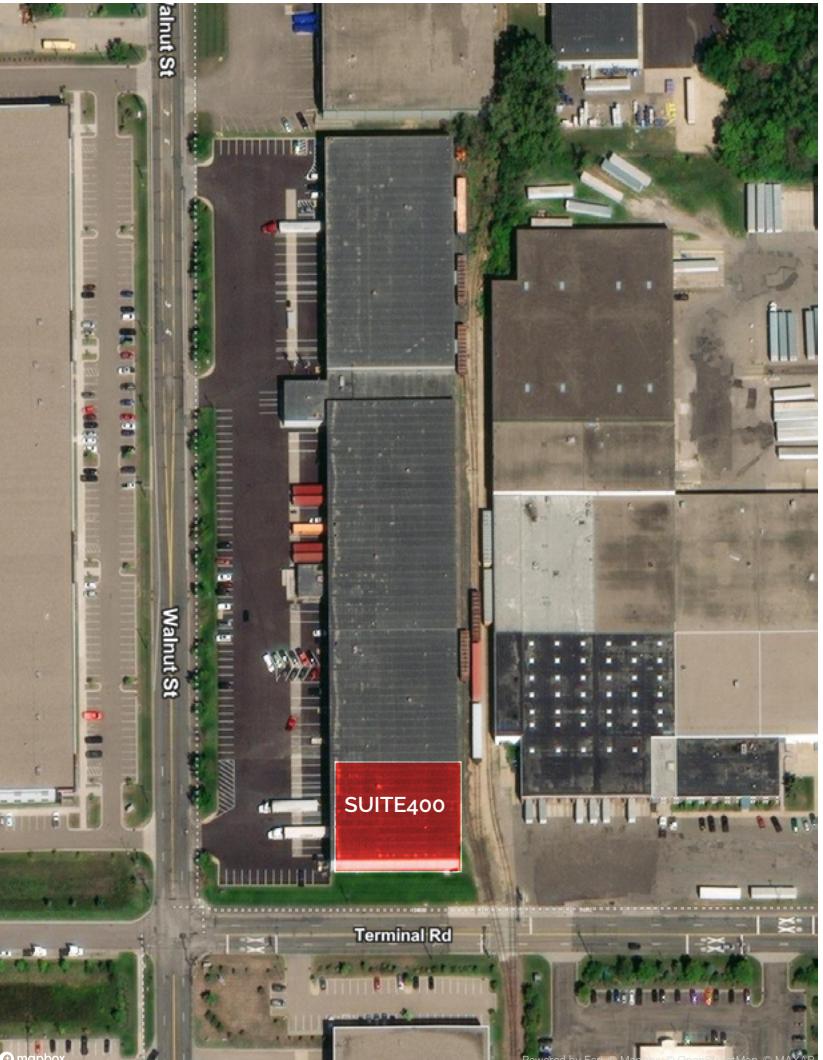
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COLUMN SPACING

33' x 37'

SPRINKLERED

ESFR

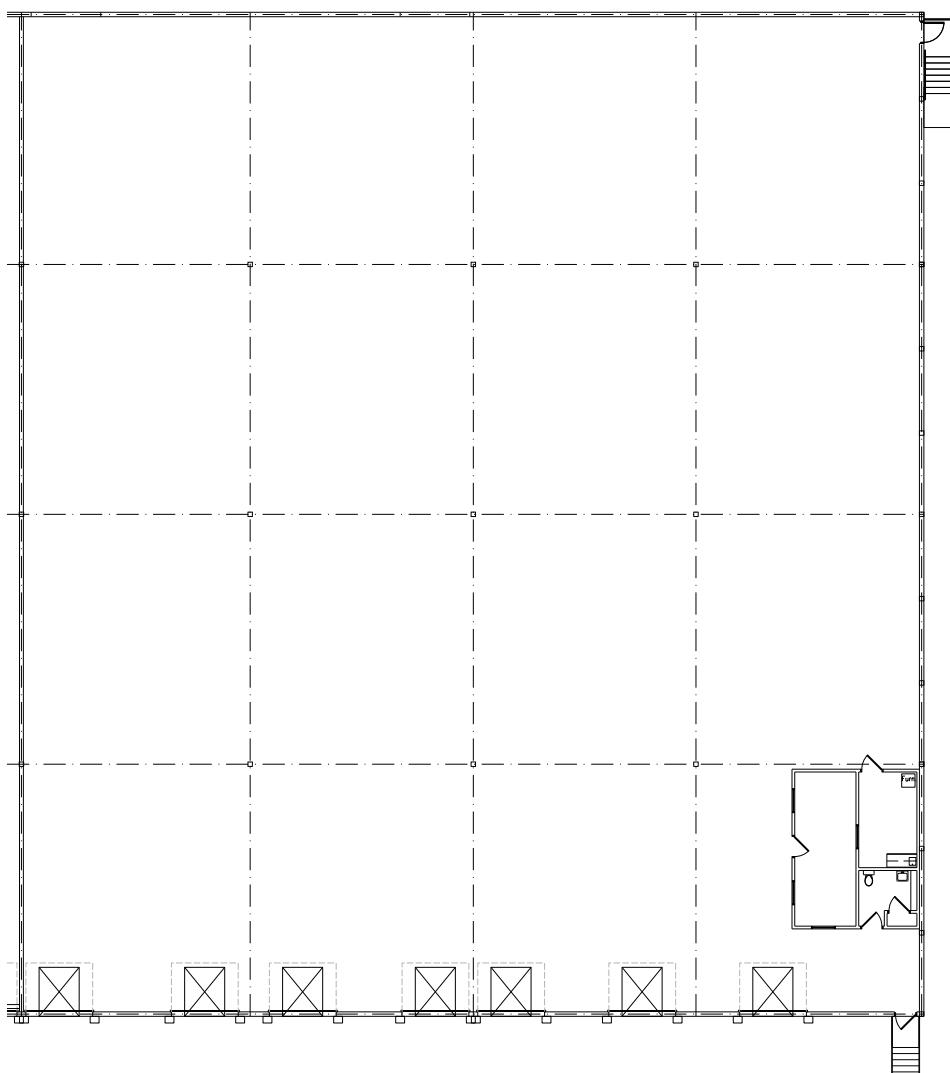


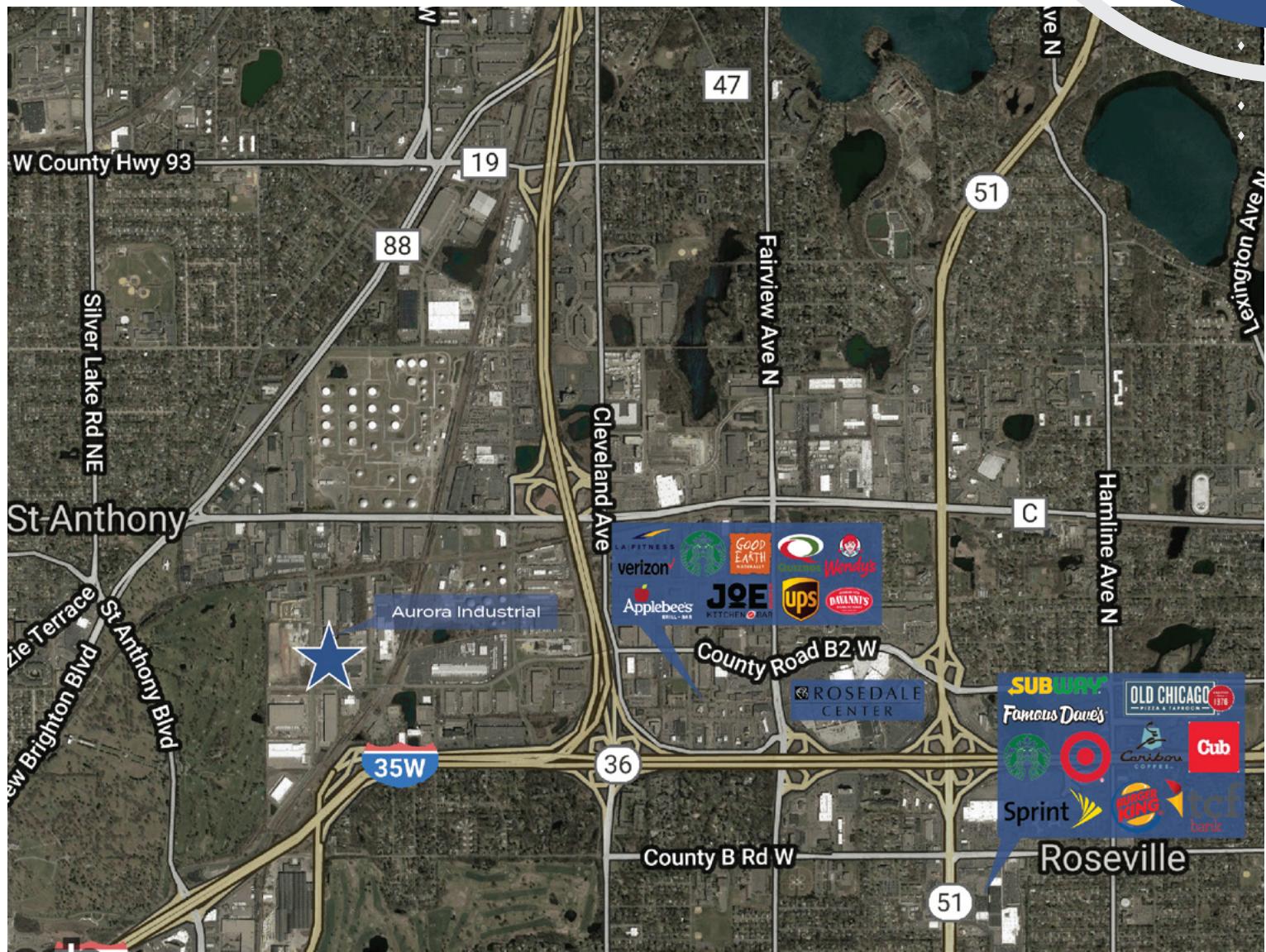
SUITE 400

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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CONTACT US

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