



TRANSWESTERN

REAL ESTATE  
SERVICES

# SAINT PAUL INDUSTRIAL PROPERTIES #35

2833 FAIRVIEW AVE N | ROSEVILLE, MN 55113

# PROPERTY SPECIFICATIONS



**Building Size:** 9,800 SF

**Availability:** 9,800 SF Office/Lab Space

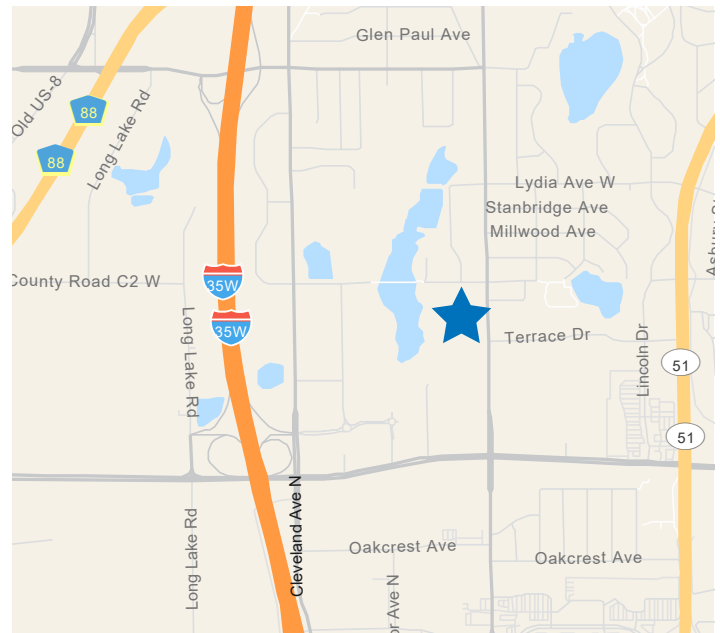
**Loading:** 1 Dock | 1 Drive-In (7' x 10')

**Clear Height:** 14'

**Lease Rates:** \$9.25 PSF Office  
\$4.75 PSF Warehouse

**Taxes:** \$2.66 PSF (2022)

**Operating Expenses:** \$1.84 PSF (2022)







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# THINKING BEYOND THE OBVIOUS

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