

US 14 Industrial Building

2705 U.S. 14, Rochester, MN 55901



PROPERTY DESCRIPTION

5,725 warehouse located in Central Rochester with easy access to Downtown and the Mayo Clinic. The space is heated and cooled, with a full service loading dock, 4 drive in truck bays and a drive in door. Space has an office and unisex restroom attached. Modern storefront was installed in 2022 for customer / employee entrance.

PROPERTY HIGHLIGHTS

- 5,725 SF
- 4 truck bays, 1 loading dock, 1 drive in
- Heated and Cooled Warehouse
- 17' Clear height

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Number of Units:	2
Available SF:	5,725 SF
Lot Size:	39,915 SF
Building Size:	10,642 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	309	3,720
Total Population	40	732	8,236
Average HH Income	\$109,524	\$95,686	\$96,677

CONTACT US

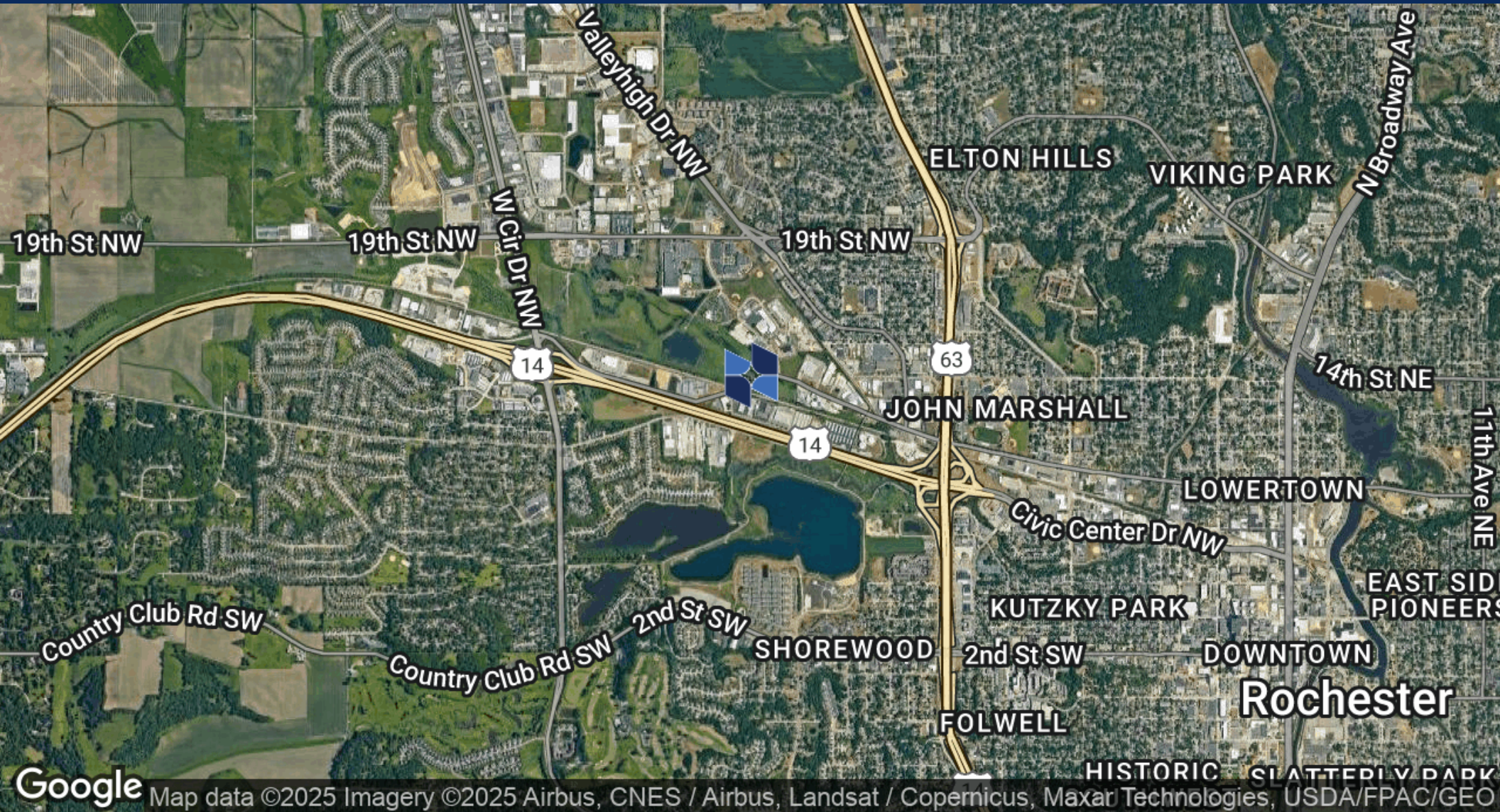
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Industrial Property For Lease

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Google Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

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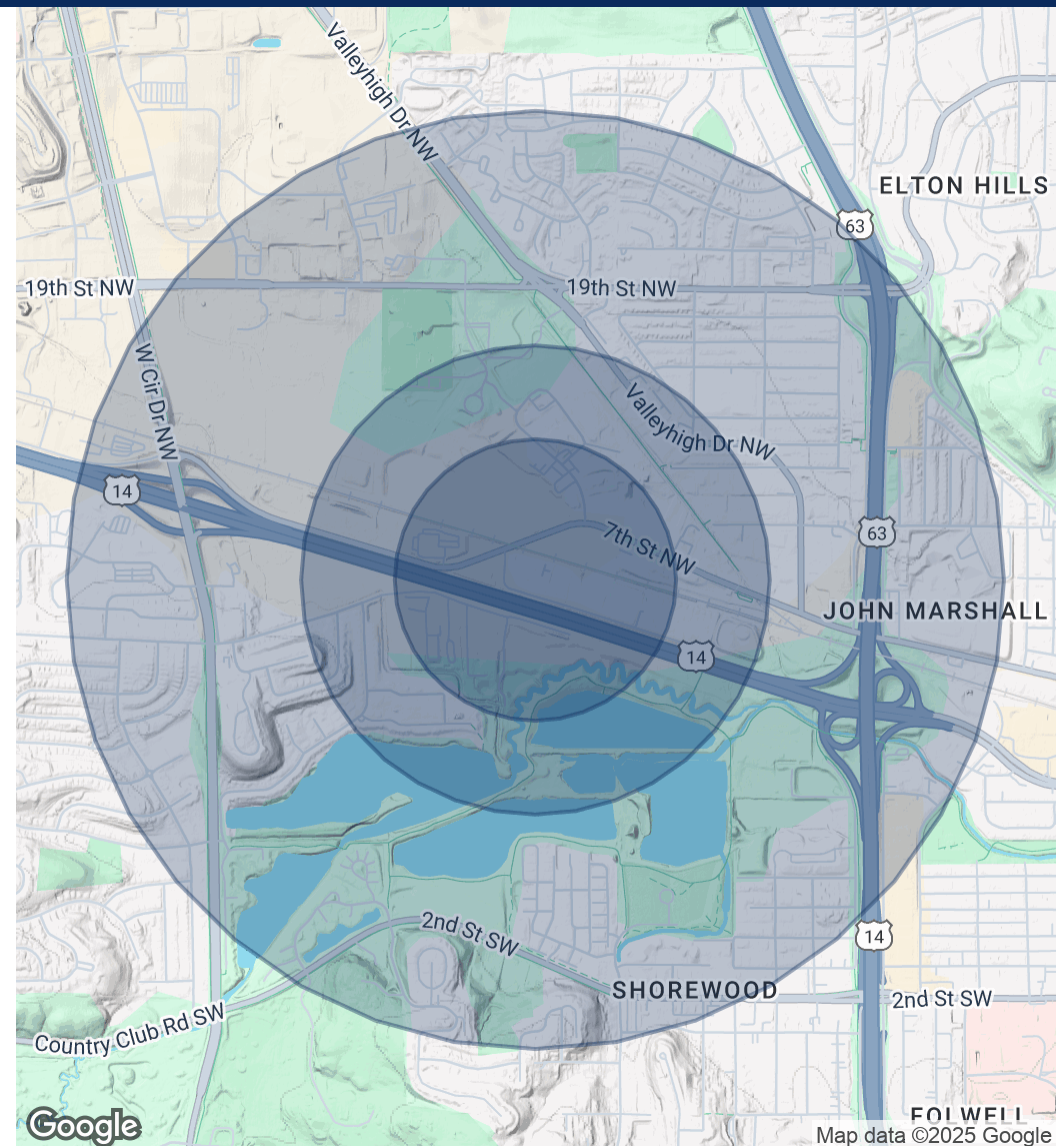
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	40	732	8,236
Average Age	39	39	39
Average Age (Male)	38	38	37
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	309	3,720
# of Persons per HH	2.9	2.4	2.2
Average HH Income	\$109,524	\$95,686	\$96,677
Average House Value	\$493,555	\$396,381	\$377,813

Demographics data derived from AlphaMap



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