



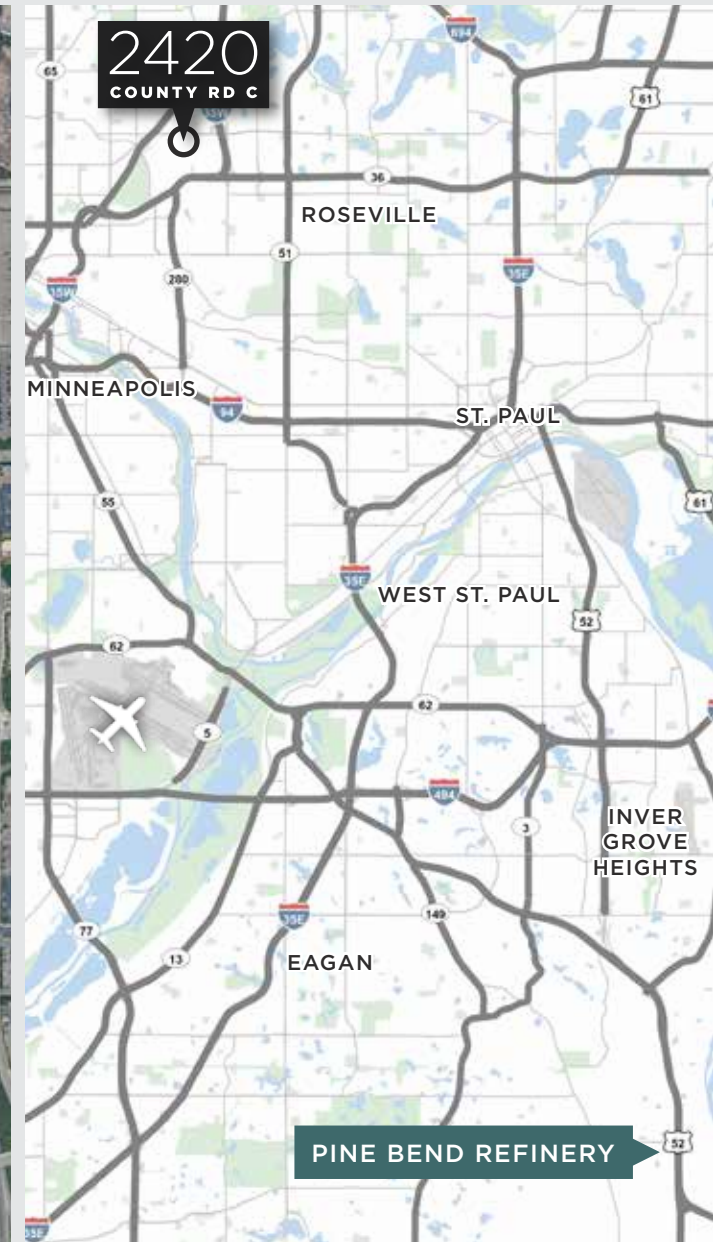
2420 COUNTY RD C

**FOR SALE**  
*Turnkey Fuel  
Terminal*

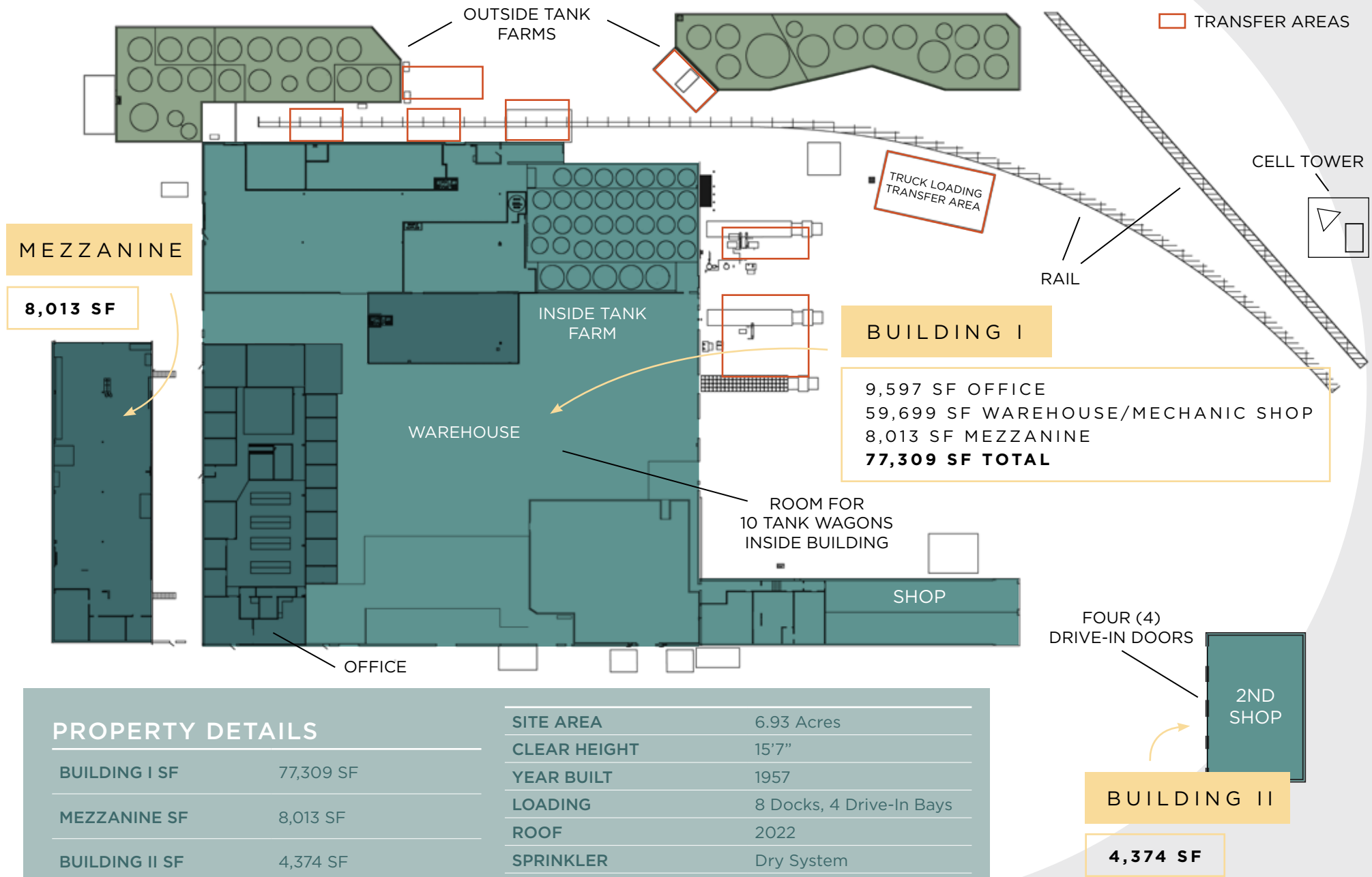
ROSEVILLE, MN



# UNBEATABLE LOCATION



# PROPERTY OVERVIEW







15 TANKS

20 TANKS

## OUTSIDE TANK FARMS

RAIL

## 36 TANKS

A white rectangular sign with a black border and the text "TRUCK LOADING TRANSFER AREA" in black capital letters. A black line points from the sign towards the truck.

TERMINAL BLENDER SYSTEM  
SKULLY SYSTEM

TANK CAPACITY	
INSIDE TANK FARM	359,500 GAL
OUTSIDE TANK FARM	985,600 GAL
DEF STORAGE TANKS	85,000 GAL
WINDSHIELD WASH STORAGE	15,000 GAL
DI WATER STORAGE	26,000 GAL





DIRECT RAIL ACCESS

2420  
COUNTY RD C

RAIL TERMINAL

TRUCK TERMINAL  
LOADING AND BLENDING

On site rail allows for up to  
8 cars on rail siding.





# HIGHLIGHTS

The property offers multiple income streams through an existing Valicor lease, an on-site cell tower lease, and the potential for a short-term leaseback with Lube-Tech-providing buyers with diversified profit centers and immediate revenue opportunities.

CELL TOWER



HEAVY POWER



SPILL CONTAINMENT SYSTEM



NEW ROOF



NEW CONCRETE / ASPHALT LOT



EASY ACCESS TO 35W



700 PALLET POSITIONS IN PLACE



CELL TOWER RENT \$1,800/MONTH



32 TRAILER PARKS



TWO UNDERGROUND STORAGE TANKS



OUTDOOR STORAGE

CARD LOCK FUEL SYSTEM

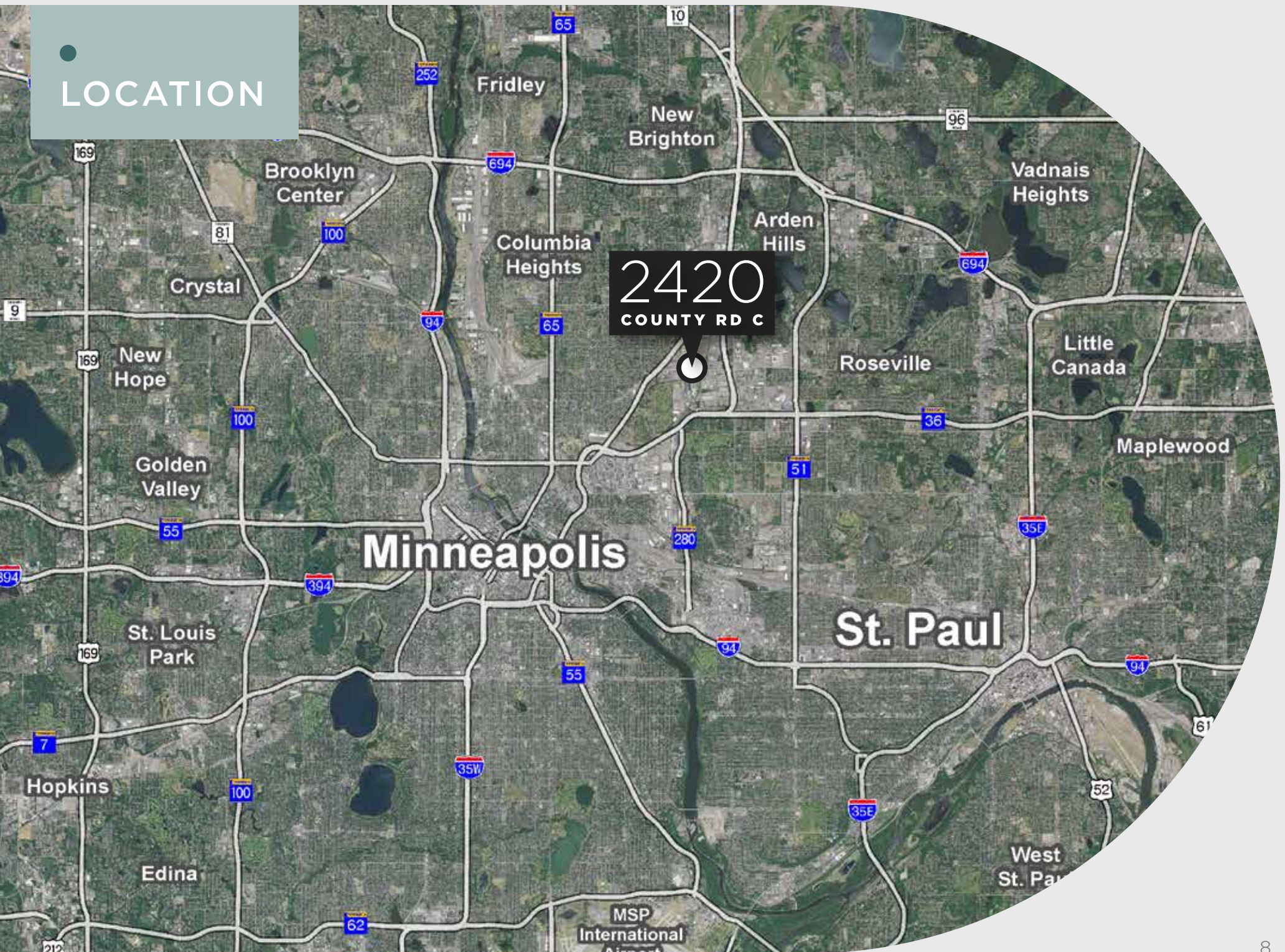
The property is equipped with a card lock fueling system, providing secure 24/7 access for fleets or organizations through fuel cards or PINs. This system enhances security and fuel management by enabling detailed tracking, customizable purchase limits, fraud reduction, and streamlined invoicing - ultimately minimizing costs and improving operational control.







# LOCATION







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