



1911 Rice Street, Roseville, MN 55113

## Industrial + Office Space for Lease



### STATS

**Building Size:** 16,950 SF

**Floors:** 2

**Year Built:** 1956

**Renovated:** 2022

### AVAILABILITY

**Suite A:** 7,350 SF

(5,085 SF Warehouse + 1,109-2,656 SF Office)

**Lease Rate:** \$14.00-\$16.00/SF Gross

### HIGHLIGHTS

- Recently updated with new windows, solar panels, and geothermal heating & cooling
- Great access to I-35E and Hwy-36
- Onsite parking available
- Free Wi-fi
- Close proximity to shopping and restaurants
- Located at intersection with four way traffic signals
- Located in Rice and Larpenteur Alliance Neighborhood
- Located in an Opportunity Zone
- Close proximity to Lake McCarrons County Park
- METRO Transit bus stops across the street
- Dock and Drive-in doors (Suite A)



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