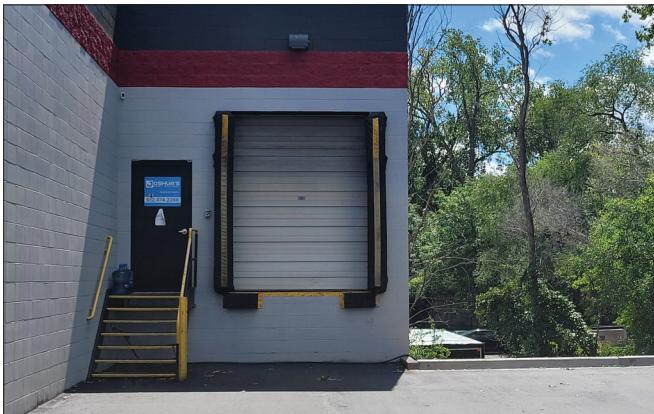




1911 Rice Street, Roseville, MN 55113

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

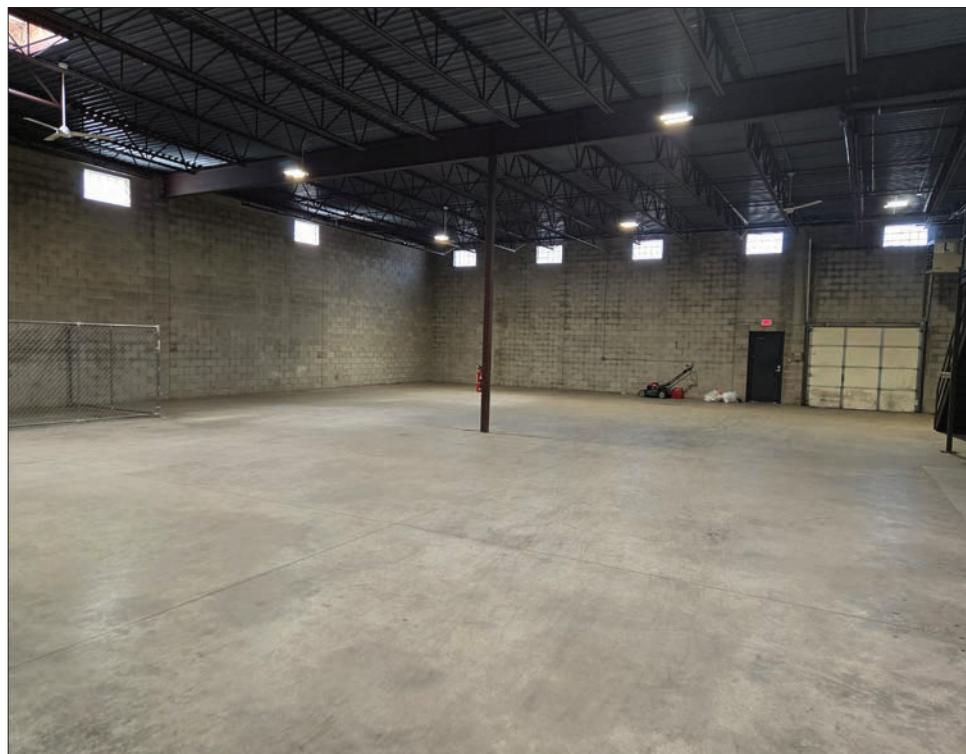
- Recently updated with new windows, solar panels, and geothermal heating & cooling
- Great access to I-35E and Hwy-36
- Onsite parking available
- Free Wi-fi
- Close proximity to shopping and restaurants
- Located at intersection with four way traffic signals
- Located in Rice and Larpenteur Alliance 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)



Jeff Hart, CCIM
2550 University Ave. W. #305-S
St. Paul, MN 55114
612-747-7794
JeffHart@Suntide.com

Kevin Peck
2550 University Ave. W. #305-S
St. Paul, MN 55114
612-834-2250
KevinPeck@Suntide.com

1911 Rice Street, Roseville, MN 55113



Jeff Hart, CCIM
2550 University Ave. W. #305-S
St. Paul, MN 55114
612-747-7794
JeffHart@Suntide.com

Kevin Peck
2550 University Ave. W. #305-S
St. Paul, MN 55114
612-834-2250
KevinPeck@Suntide.com

1911 Rice Street, Roseville, MN 55113



Jeff Hart, CCIM
2550 University Ave. W. #305-S
St. Paul, MN 55114
612-747-7794
JeffHart@Suntide.com

Kevin Peck
2550 University Ave. W. #305-S
St. Paul, MN 55114
612-834-2250
KevinPeck@Suntide.com