



# WAREHOUSE SPACE FOR LEASE

Roseville West

2277 MN-36 | Roseville, MN 55113

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**Andrei Bortnov**

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5821 Cedar Lake Rd S, Suite 350,  
St. Louis Park, MN 55416





# PROPERTY FEATURES

The Roseville West building features the following warehouse space coming available soon with the following amenities:

- ✓ Two 14-ft tall drive-in doors
- ✓ 16-ft clear height
- ✓ Common area bathrooms, kitchenette and meeting rooms
- ✓ Dock for common use for small loads
- ✓ Ample parking
- ✓ Within 5 minutes to 35W, Hwy 280, and Hwy 36



SPACE TYPE  
**100% Warehouse**

SUITE SIZE  
**2,755 SF**

LEASE RATE  
**\$2,995/mo**

AVAILABLE  
**January 1, 2026**

HVAC  
**Heat only in the warehouse**

YEAR BUILT  
**1982**

ZONING  
**Business Park**

BEST USES  
**Warehouse and storage**



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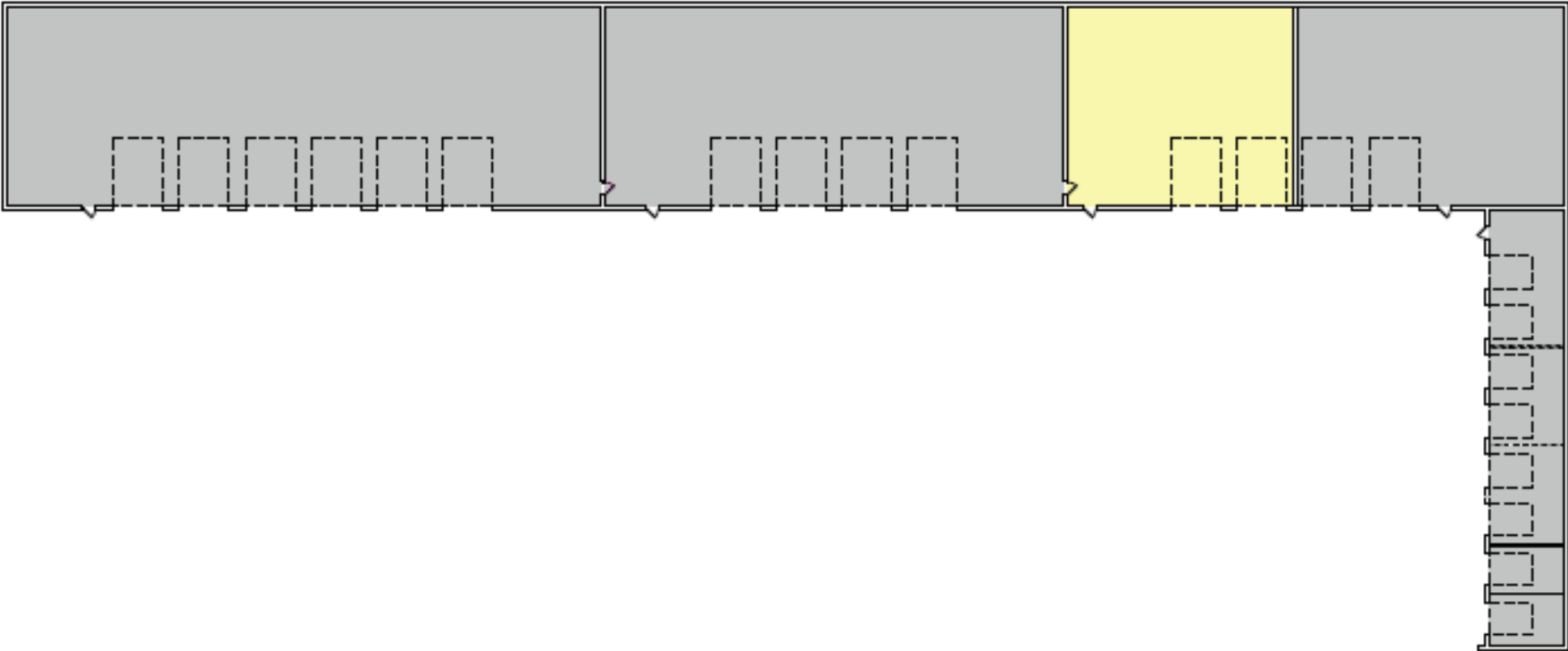
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**GREATLAND**  
REAL ESTATE SERVICES

# FLOOR PLAN



Suite: 2,755 SF

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## DEMOGRAPHICS



### DEMOGRAPHICS

	1 Mile	3 Mile
POPULATION	1,963	107,398
HOUSEHOLDS	862	44,729
MEDIAN AGE	49.50	34
MEDIAN HH INCOME	\$97,767	\$69,106

### DEMOGRAPHICS

	1 Mile	3 Mile
DAYTIME EMPLOYEES	10,442	85,263
POPULATION GROWTH '20-25'	Up 1.07%	Up 2.61%
HOUSEHOLD GROWTH '20-25	Up 0.70%	Up 2.31%

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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