



Marion Road Office Building

2450 Marion Rd SE, Rochester, MN, 55904



- **Lease Rate** \$6.50 NNN
- **CAM/RETAX** \$4.50
- **Building Size** 54,406 SF
- **Lot Size** 12.09 Acres

- 46,756 square feet of versatile space for industrial and commercial applications.
- Adaptable layout, ideal for light manufacturing, warehousing, or commercial services.
- Ample on-site parking for employees, clients, and visitors.
- Prime location on Marion Road with easy access to major transportation routes and business districts.



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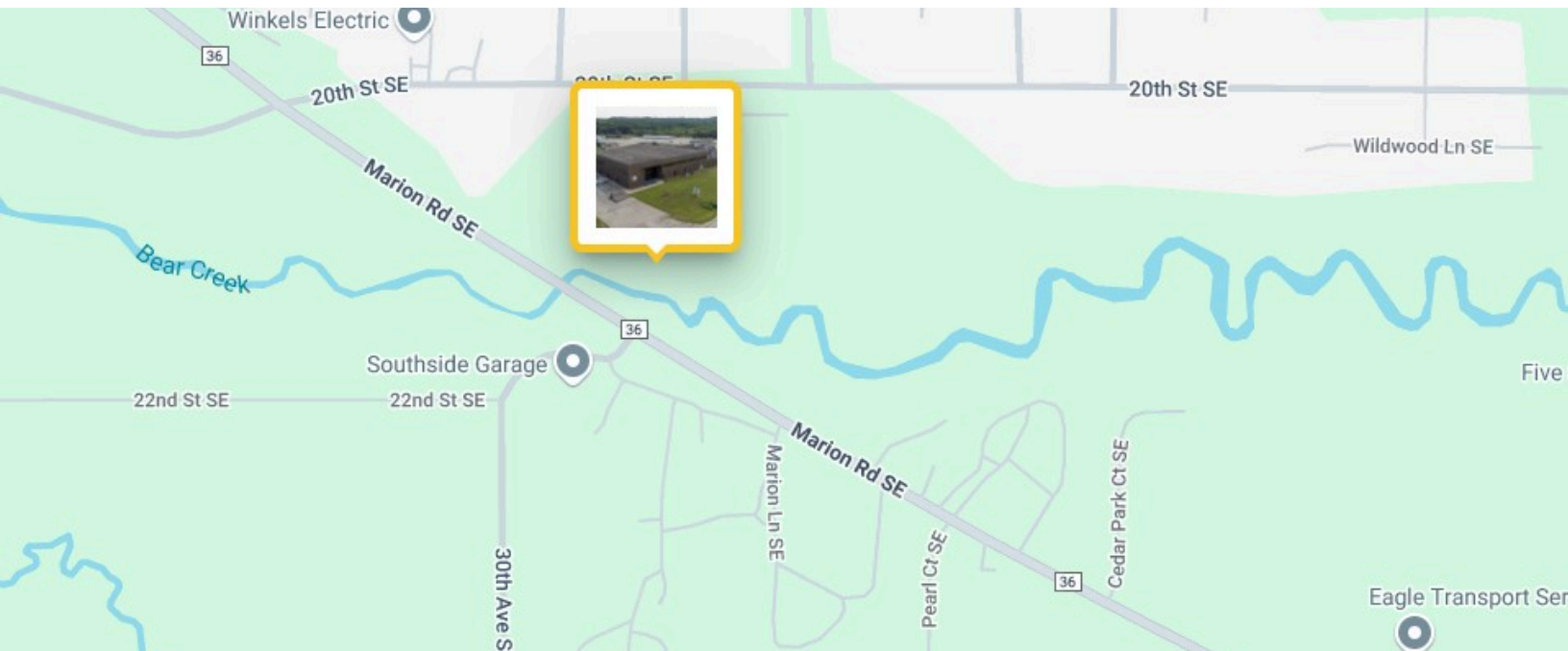
Under new ownership, this versatile light industrial/office building presents a prime opportunity for businesses looking to establish or expand in Rochester, MN. With over 46,000 SF of available space, this property is designed to accommodate a variety of industries, from light manufacturing and warehousing to commercial services and industrial operations.

Available Space:

Suite 100 (1st Floor): 23,378 SF (divisible)

Suite 200 (2nd Floor): 23,378 SF (divisible)

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