

FOR SALE OR LEASE

STACK
INDUSTRIAL PARTNERS

2597 CLEVELAND AVE N

Roseville, MN 55113



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PROPERTY OVERVIEW

General Building Information

Year Built
2004

Construction Type
Precast Concrete

Zoning
E2 Employment Center District

PID
082923110020

Building Specifications

Building Size
8,766 SF

Parcel Size
0.94 Acres

1st Floor
5,619 SF (Lease expires Feb 2027. Tenant will terminate early)

2nd Floor
Built for two tenants. One space is occupied, one is vacant.

Loading
2 Drive-Ins (14'x16' & 8'x12')

Clear Height
19'7"

Sprinkler
Fully sprinkled

Parking
30 Stalls

Sale and Lease Pricing

Lease Price
Negotiable

2026 Property Tax
\$36,290

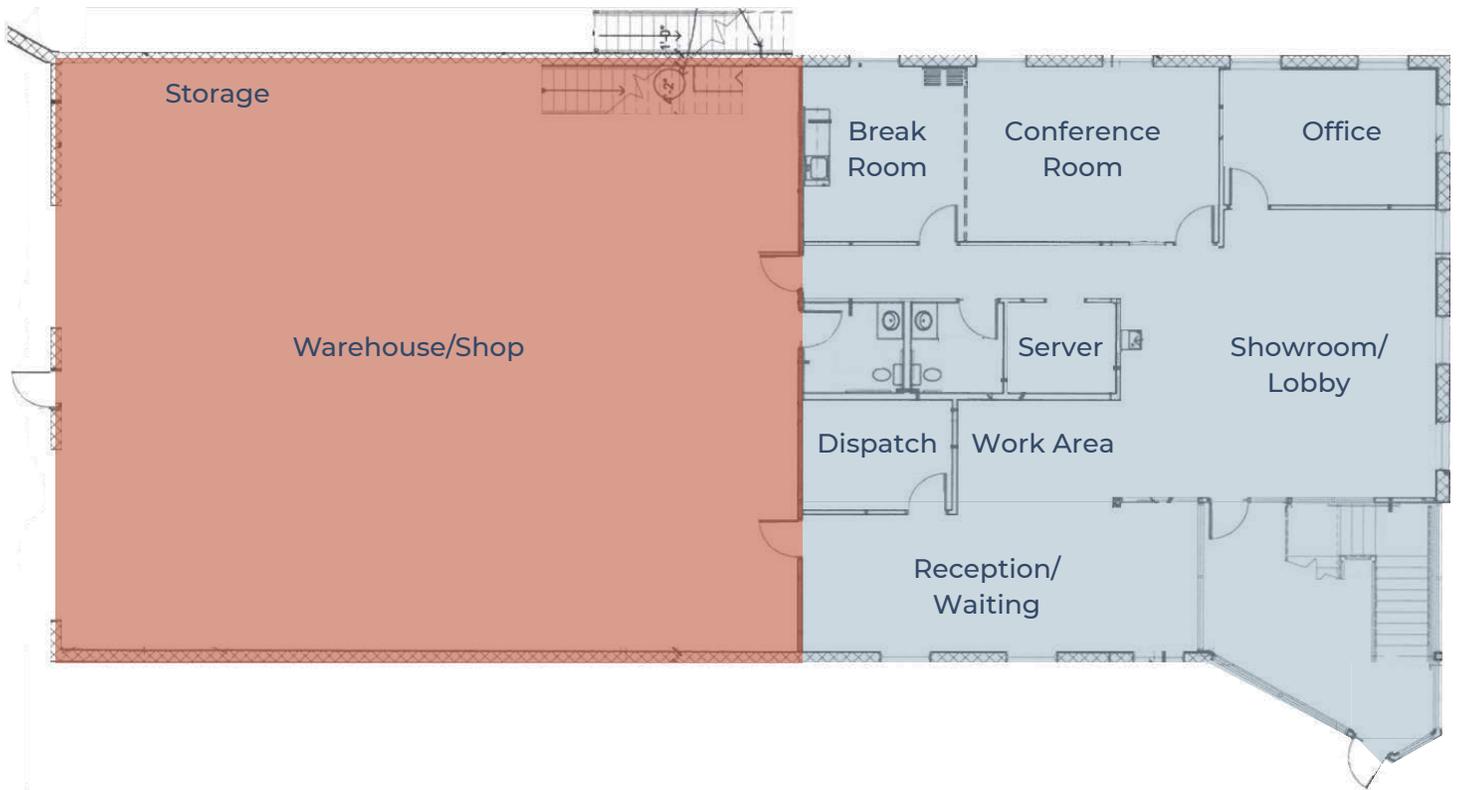
Sale Price
\$2,200,000

Cam/Tax
TBD

Property Highlights

- Great access and Visibility to I-35W
- Floor Drains & Air Make-Up
- Flammable Waste Trap
- 3 Sets of Restrooms
- Lease Details Available upon Request
- Great Investment Opportunity and for a Owner-User with Income in Place.

FLOOR PLAN - MAIN LEVEL



5,619 SF

Total 1st Floor Size



2,494 SF

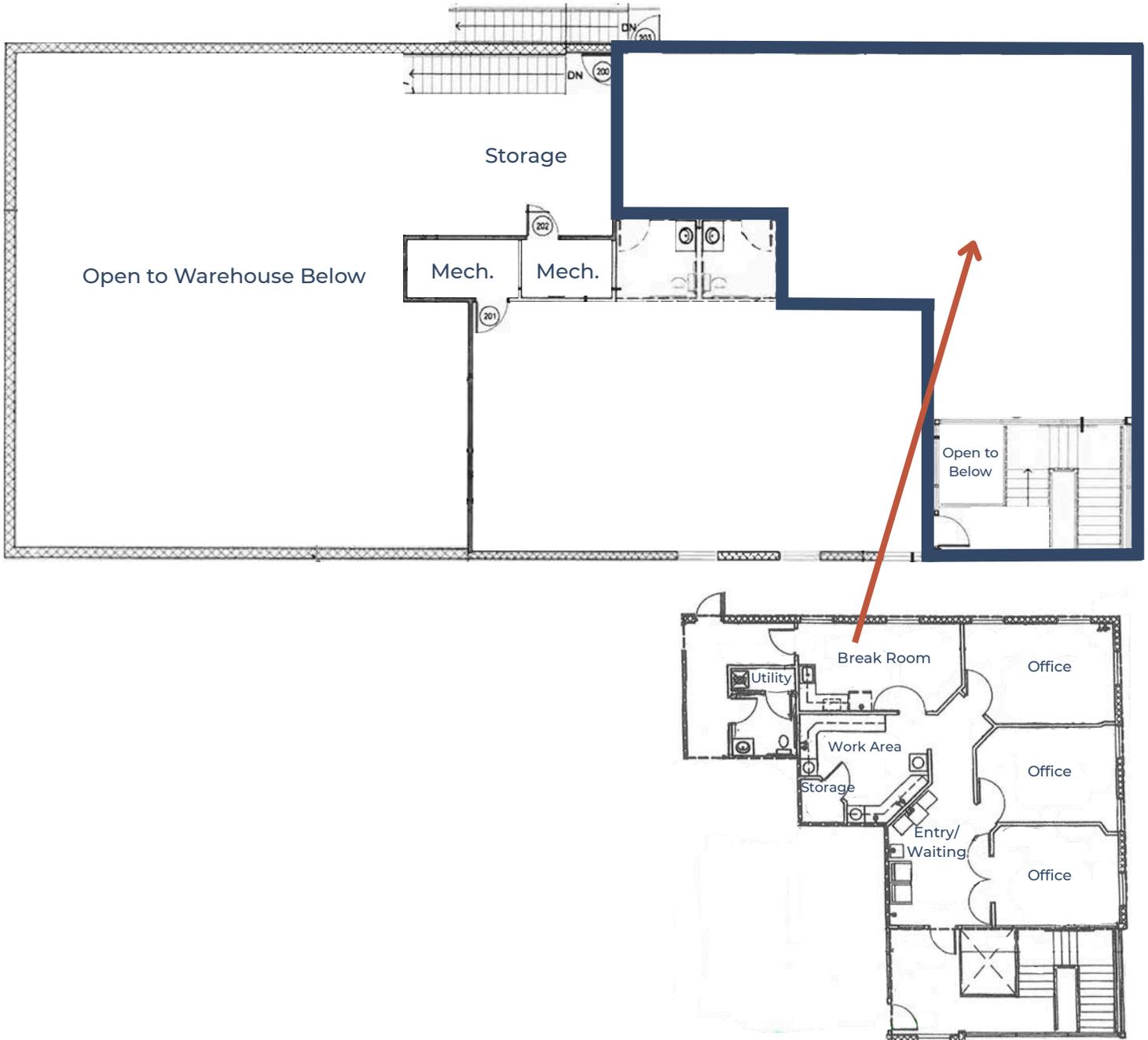
1st Floor Office



3,125 SF

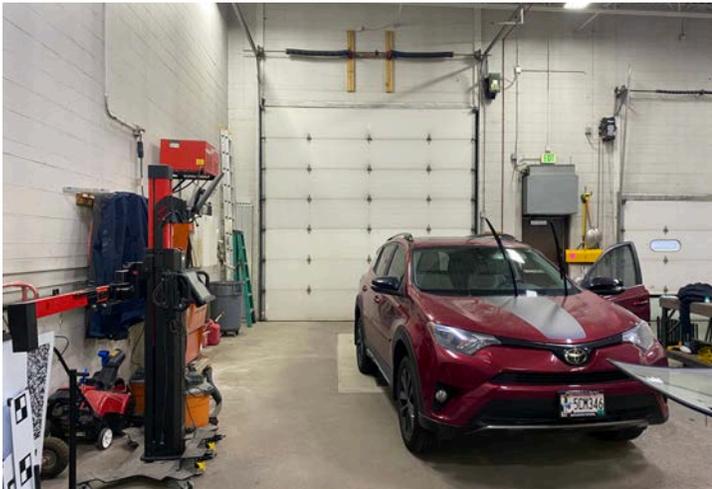
1st Floor Warehouse

FLOOR PLAN - UPPER LEVEL

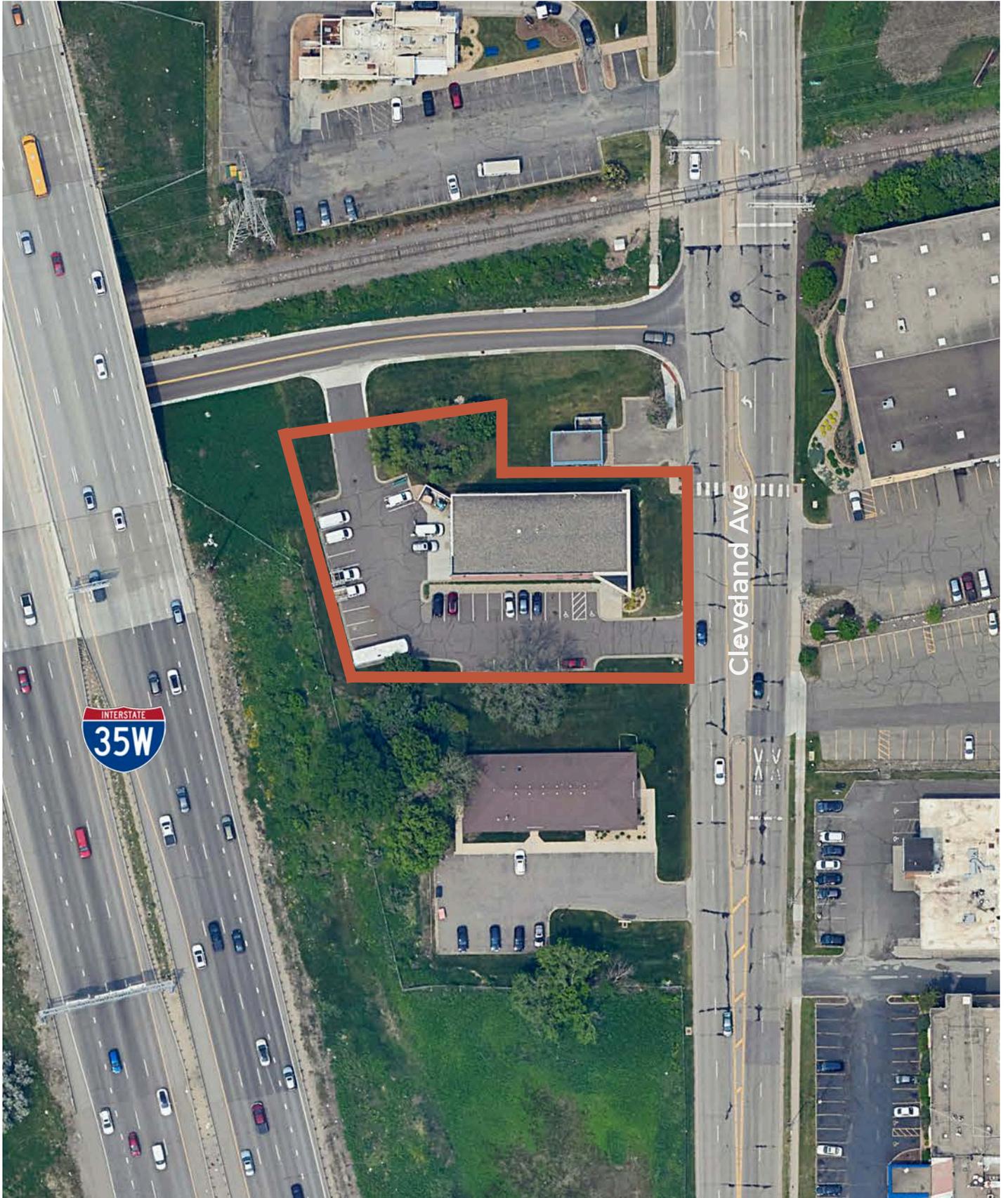


3,147 SF
Total

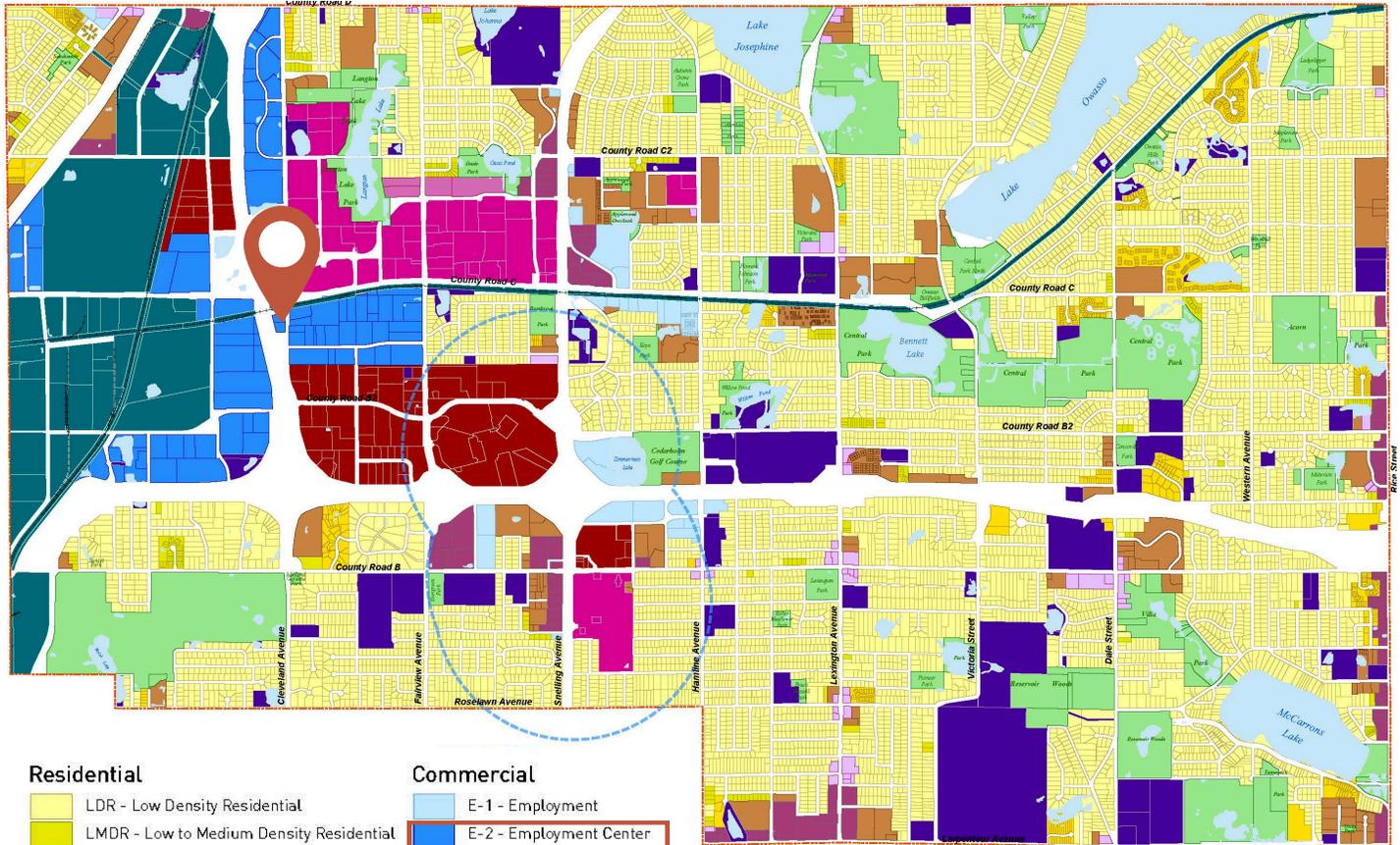
PROPERTY PHOTOS



PROPERTY AERIAL



ZONING MAP



Residential

- LDR - Low Density Residential
- LMDR - Low to Medium Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential

Mixed Use

- MU-1 - Neighborhood Mixed Use
- MU-2A - Community Mixed Use-A
- MU-2B - Community Mixed Use-B
- MU-3 - Corridor Mixed Use
- MU-4 - Core Mixed Use

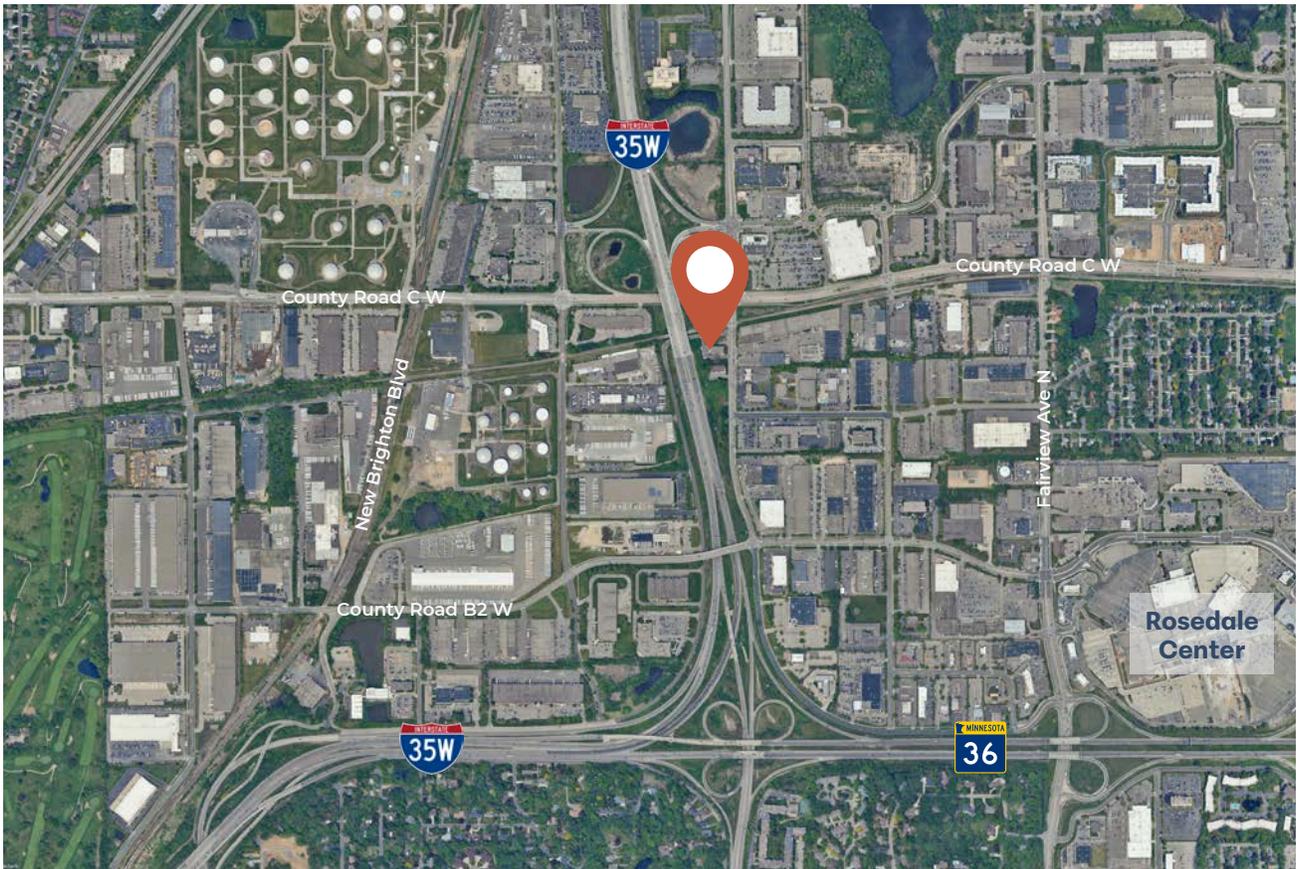
Commercial

- E-1 - Employment
 - E-2 - Employment Center
 - I - Industrial
- ## Public/Institutional
- PR - Parks and Open Space
 - INST - Institutional
 - BRT Overlay District

Zoning Description

Zoned for E2, which allows for a mix of residential, commercial, & industrial uses, with a focus on employment-generating activities.

LOCATION



Nearby Restaurants

Red Lobster
Applebee's Bar & Grill
Jersey Mike's Subs
Mi-Sant
Starbucks Coffee
Axels
Wendy's
Davanni's
Denny's
Panda Express
Subway



Nearby Retail

Rosedale Center
Rosedale Commons
Sierra
UPS
Walmart Superstore
Hampton Inn
Aldi
Best Buy
REI
Activate
Gamecenter

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