



Prime Warehouse For Lease

2410 N Broadway Ave, Rochester, MN, 55901



- **Lease Rate** \$9 SF NNN
- **CAM / ReTax** \$3.13
- **Leasable Space** 2,728 SF
- **Lot Size** 0.97 Acres



Prime Location

Functional Layout

Efficient Operations

Ample Parking



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This versatile warehouse space, conveniently located along North Broadway Avenue in Rochester, MN, is now available for lease. Offering a spacious open floor plan, the property provides ample room for storage, manufacturing, or other commercial uses. The facility includes a large overhead door and a loading dock, ensuring smooth and efficient deliveries and shipping operations.

The interior is well-maintained, featuring durable concrete flooring, insulated walls, and overhead lighting to meet your business needs. Situated in an ideal location, the property offers easy access to downtown Rochester and surrounding areas. Parking is conveniently available directly adjacent to the building.

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