

BUILD-TO-SUIT OPPORTUNITY FOR SALE OR LEASE



ROSEDALE
COMMERCE



150,000 SF CUSTOM-DESIGNED CORPORATE FACILITY

2700 SNELLING AVE | ROSEVILLE

PROPERTY HIGHLIGHTS



150,000 SF
CUSTOM-DESIGNED FACILITY



EASY ACCESS TO I-35W,
I-35E, HWY 36 AND I-694



BEAUTIFULLY APPOINTED
PATIO WITH LAKE VIEWS



CONNECTED TO THE
REGIONAL BIKE TRAILS



WALKABLE AMENITIES +
ABUNDANT RETAIL NEARBY



565 SURFACE
PARKING STALLS



SITE DETAILS

Well-appointed in Roseville, this beautiful lakefront site can accommodate 150,000 sf of custom-designed office, tech, and assembly.

LAKESIDE PATIO

10' CLEAR OFFICE (2 STORIES)

24' CLEAR PRODUCTION

565 PARKING STALLS



EXCEPTIONAL LOCATION

Ideal location just north of Highway 36 and Snelling Ave in Roseville. Boasting walkable amenities, bike trails, walking paths, and minutes to Rosedale Center, this site gives your employees and visitors unmatched access, visibility, and convenience.



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| 1. La Tapatia | 6. Grumpy's Bar & Grill | 11. Caribou Coffee |
| 2. Khan's Mongolian BBQ | 7. Osaka Sushi Bar | 12. Lunds & Byerlys |
| 3. Topsy Steer | 8. Jimmy John's | 13. Bent Brewstillery |
| 4. Olive Garden | 9. Chipotle | 14. The Grateful Table Cafe |
| 5. Pizza Luce | 10. Bruegger's Bagels | 15. Lucky's 13 Pub |





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