



FOR LEASE

# AURORA INDUSTRIAL

2500 WALNUT STREET, ROSEVILLE, MN

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**CBRE**

 **Capital  
Partners**

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# AURORA INDUSTRIAL

2500 WALNUT STREET. ROSEVILLE, MN

## PROPERTY FEATURES

- Front loaded bulk distribution warehouse
- ESFR fire protection
- LED lighting
- Three blocks to I-35W via Industrial Blvd
- Rail service by MN Commercial
- Zoned I-2.

## NET RENTAL RATES

- Negotiable

## 2024 CAM & REAL ESTATE TAXES

- \$2.08 PSF CAM
- \$2.98 PSF Taxes
- \$5.06 PSF Total

## PROPERTY SPECIFICATIONS

### TOTAL BUILDING SF

130,498 SF on +/- 6 acres

### AVAILABLE SPACE

61,479 SF Total (20,000 Min Div.)

2,489 SF Office

58,990 SF Warehouse

1 unisex restroom

### CLEAR HEIGHT

28'

### LOADING

18 Dock doors with seals, 9 with levelers

6 Rail doors

### BUILDING DEPTH

150'

### PARKING

.6/1000

### COLUMN SPACING

33' x 37'

### SPRINKLERED

ESFR

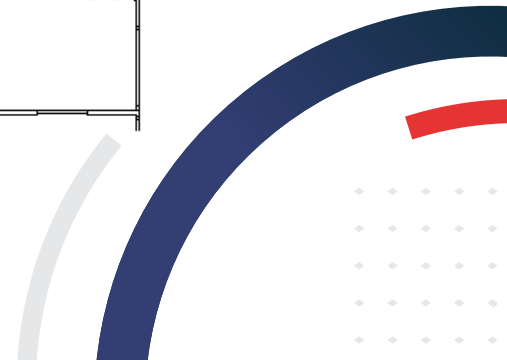
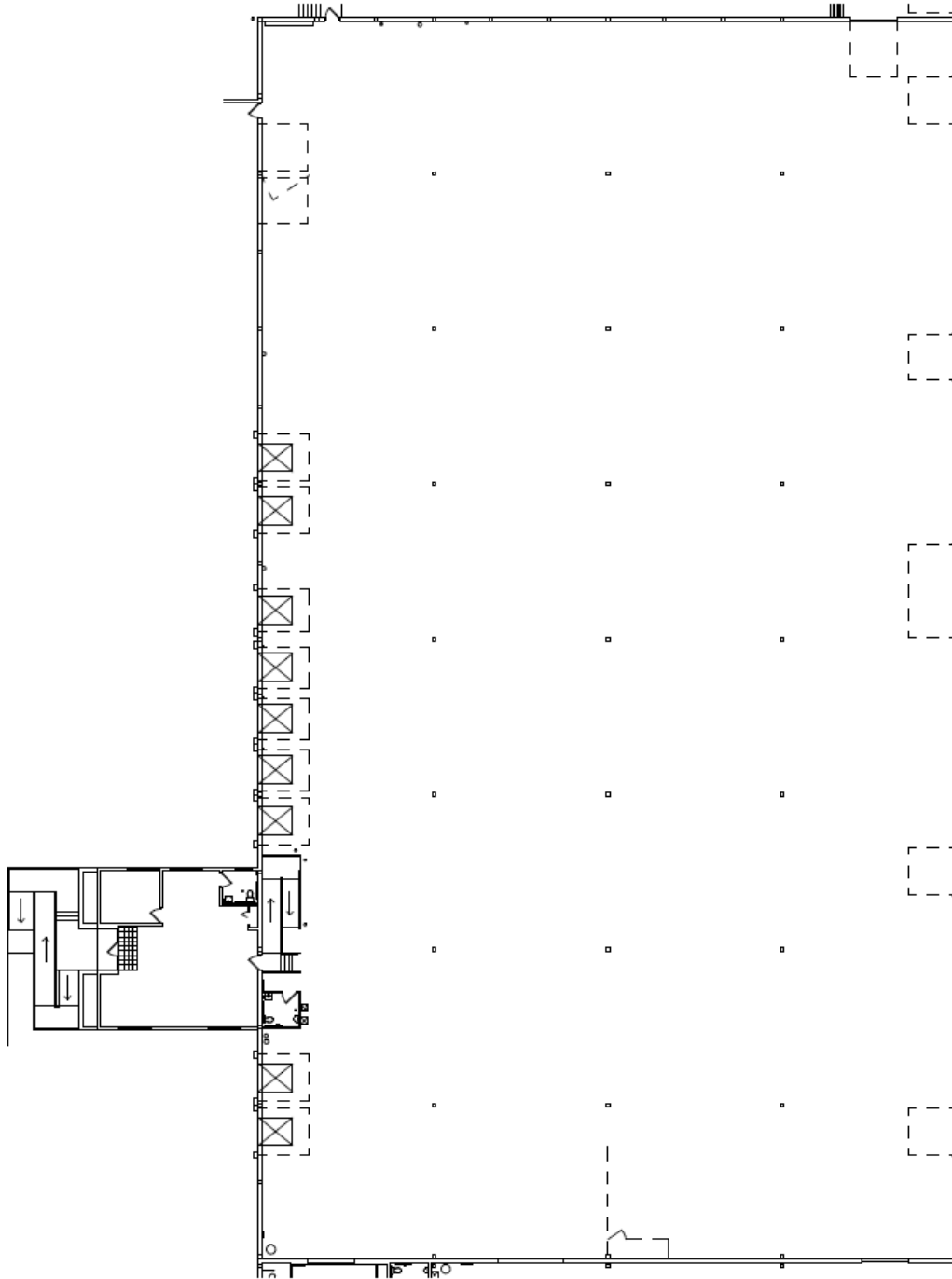


# SUITE 200

AVAILABLE 12/1/2024

41,360 SF Total  
1,254 SF Office  
40,106 SF Warehouse

11 Dock doors with seals, 9 with levelers  
5 Rail doors  
2 unisex restrooms  
400A, 120/240V, 1PH

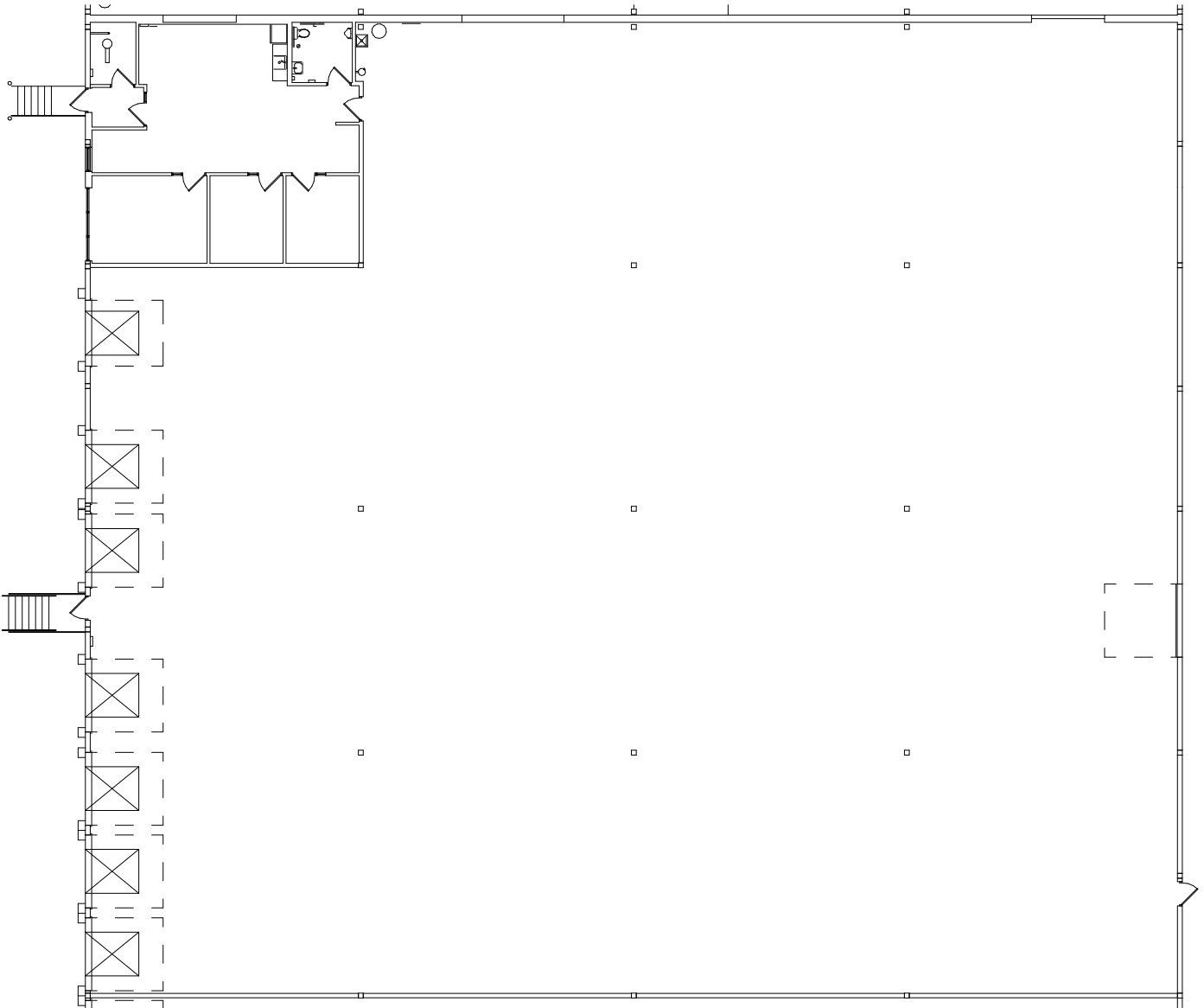


# SUITE 300

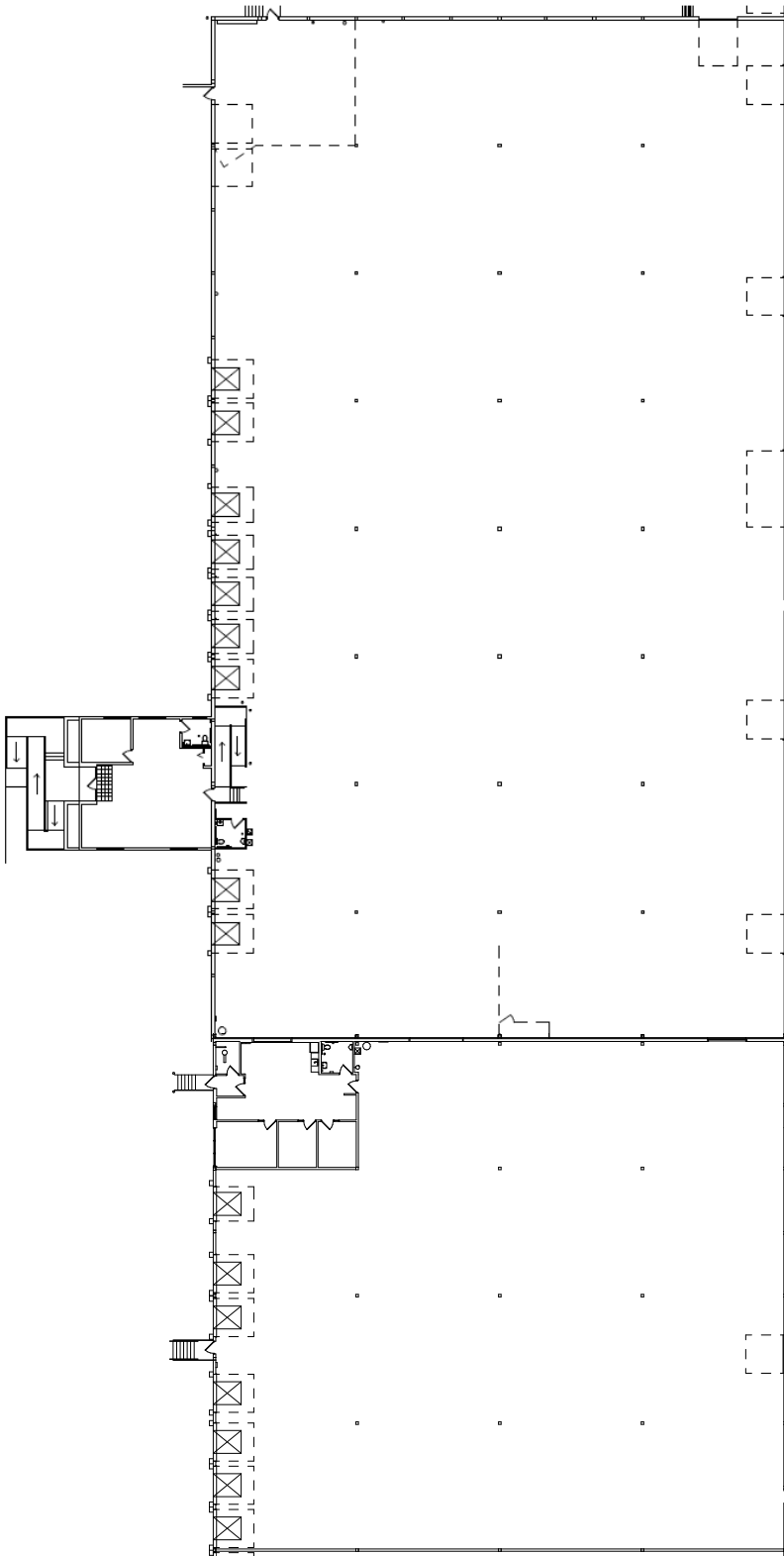
AVAILABLE NOW!

20,119 SF Total  
1,235 SF Office  
18,884 SF Warehouse

7 Dock doors with levelers and seals  
1 Rail door  
1 unisex restroom  
400A, 480V, 3P



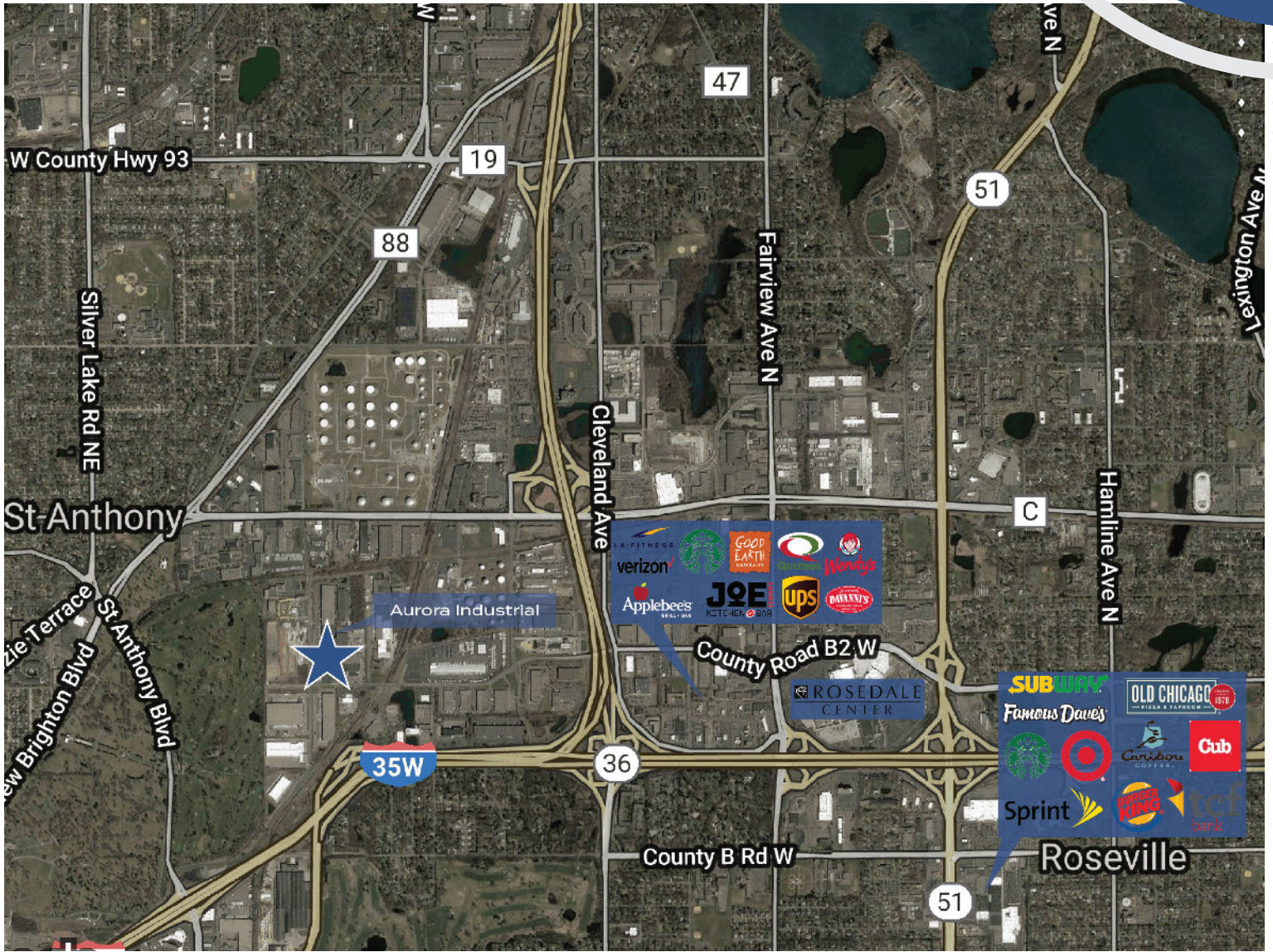
# SUITE 200 - 300



AVAILABLE 12/1/2024

61,479 SF Total  
2,489 SF Office  
58,990 SF Warehouse

18 Dock doors with seals, 9 with levelers  
6 Rail doors  
3 unisex restrooms



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## CONTACT US

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