

FOR SALE OR LEASE
2597 Cleveland Ave N
Roseville, MN 55113



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PROPERTY DETAILS

Building Size: 8,766 SF

1st Floor: 5,619 SF (Lease Expires Feb 2027. Tenant will Terminate Early.)

2nd Floor: Currently Leased to Two Office Tenants. Lease Details Available Upon Request.

Lot: 0.94 Acres

Year Built: 2004

Sprinkler: Fully Sprinkled

Zoning: E2 Employment Center District

Taxes (2025): \$35,102

Lease Rates: Negotiable

Sale Price: \$2,200,000

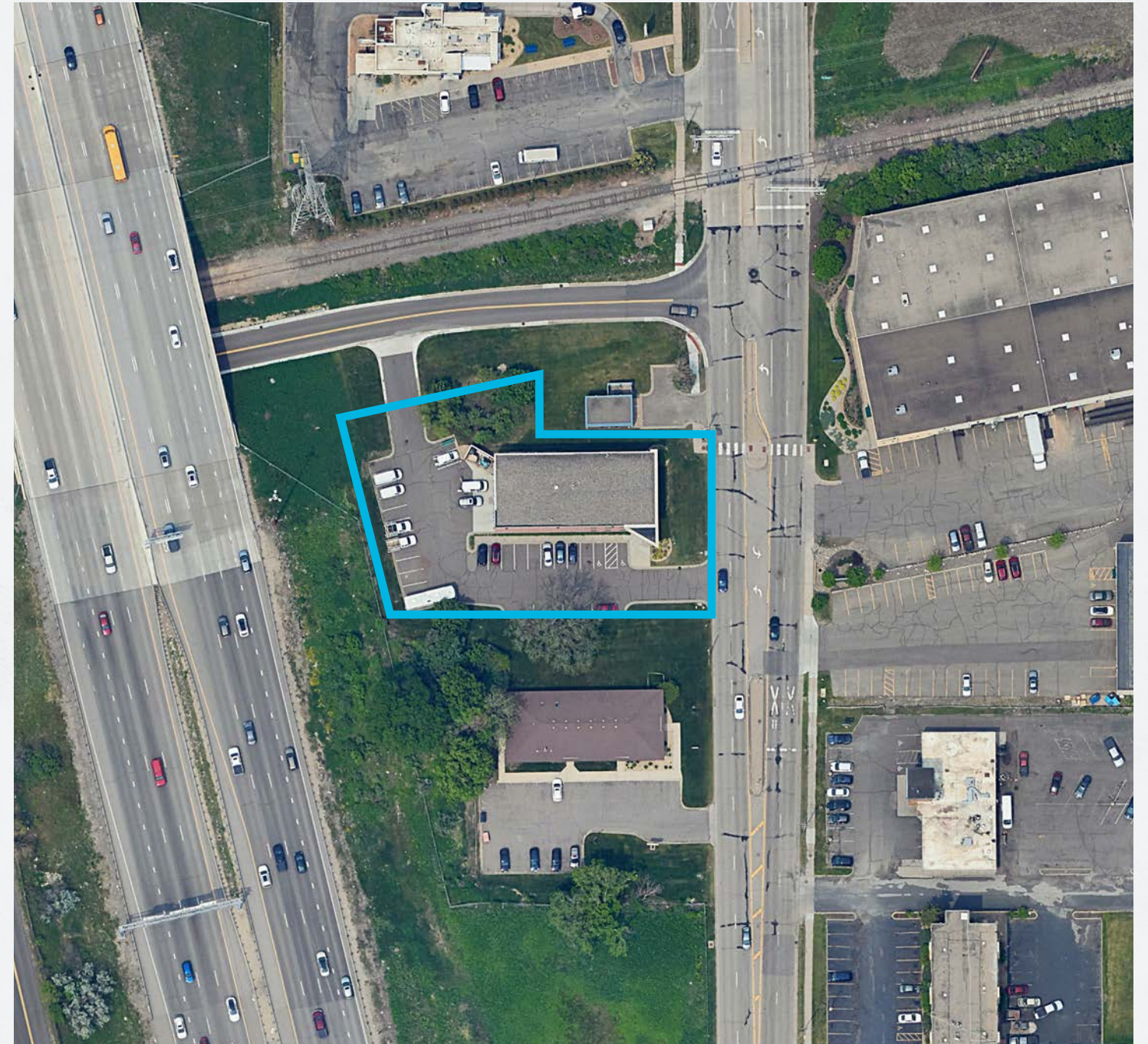
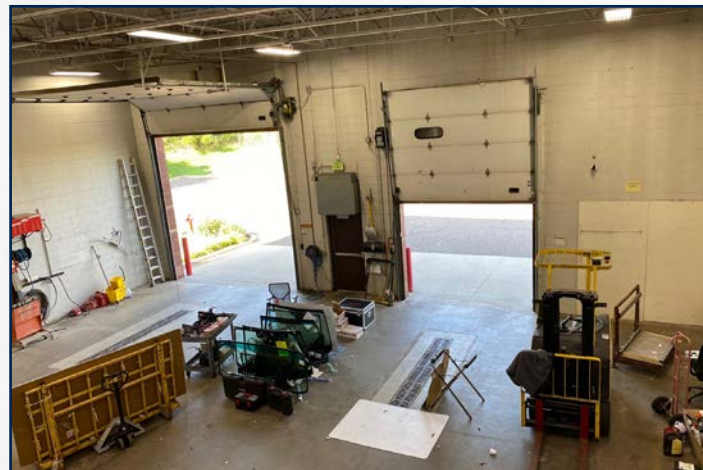
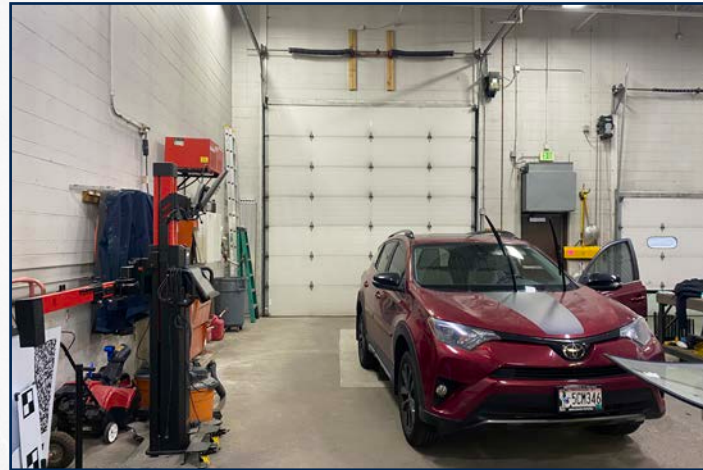
LOADING

Drive-Ins: 2 (14' x 16' & 8' x 12')

Clear Height: 19' 7"

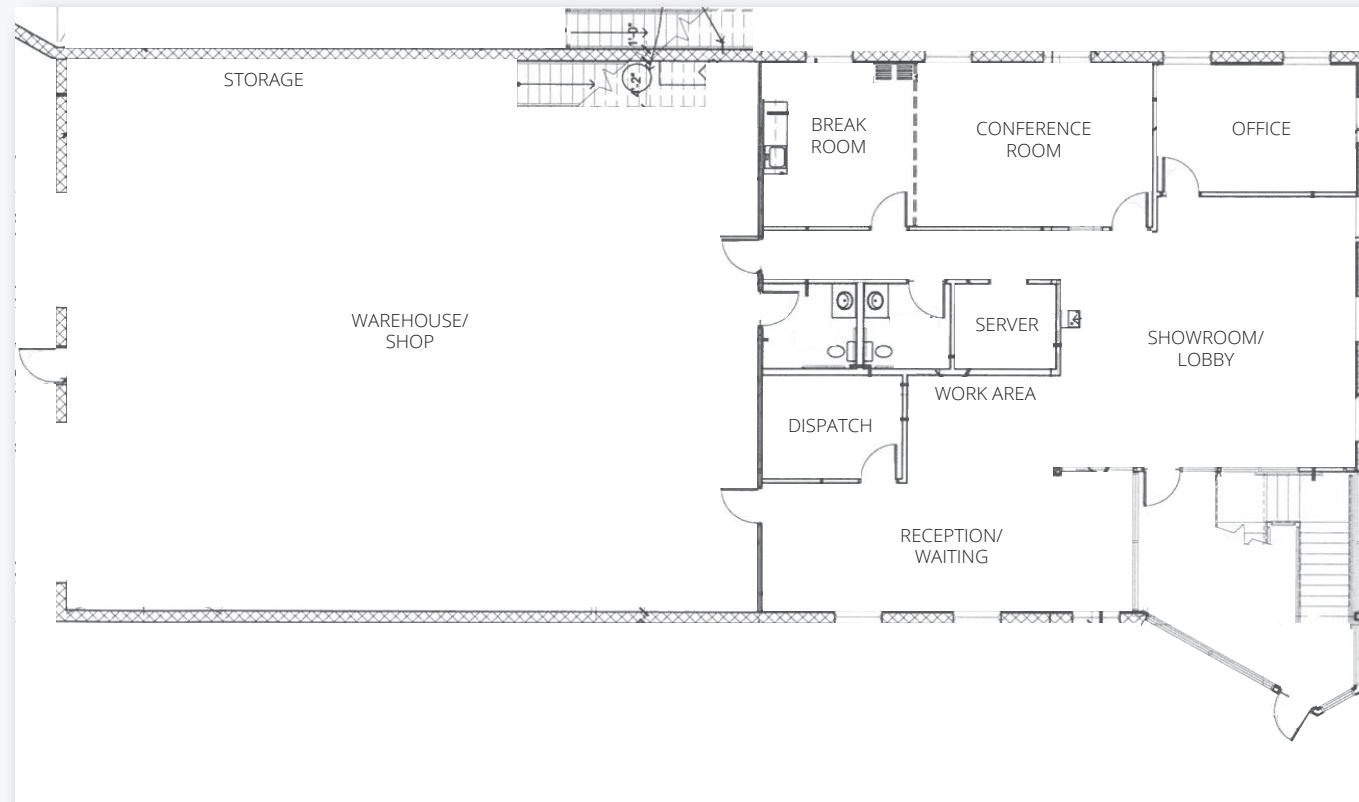
PROPERTY HIGHLIGHTS

- Great Access & Visibility to I-35W
- Floor Drains & Air Make-Up
- Flammable Waste Trap
- 3 Sets of Restrooms
- 30 Parking Stalls



FLOOR PLANS

MAIN LEVEL



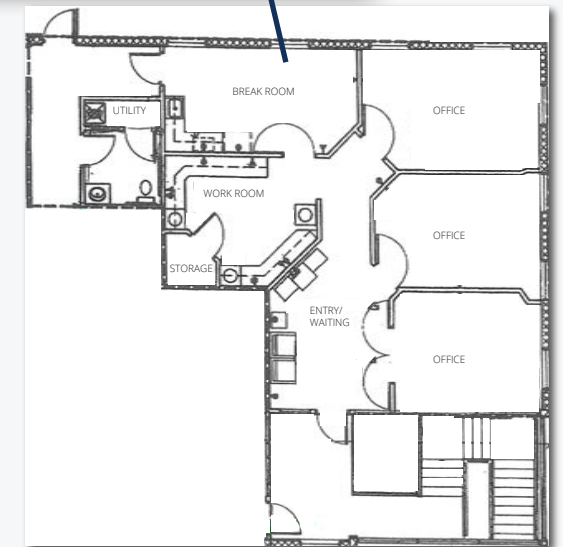
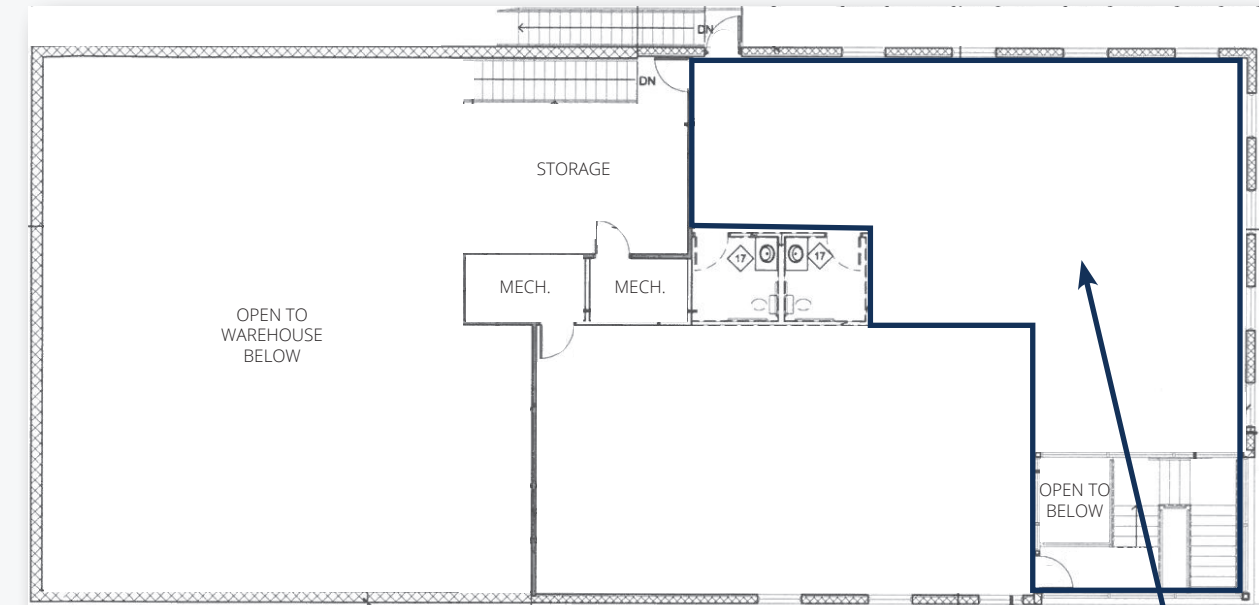
TOTAL BUILDING SIZE

5,619 SF First Floor
3,147 SF Second Floor
8,766 SF Total

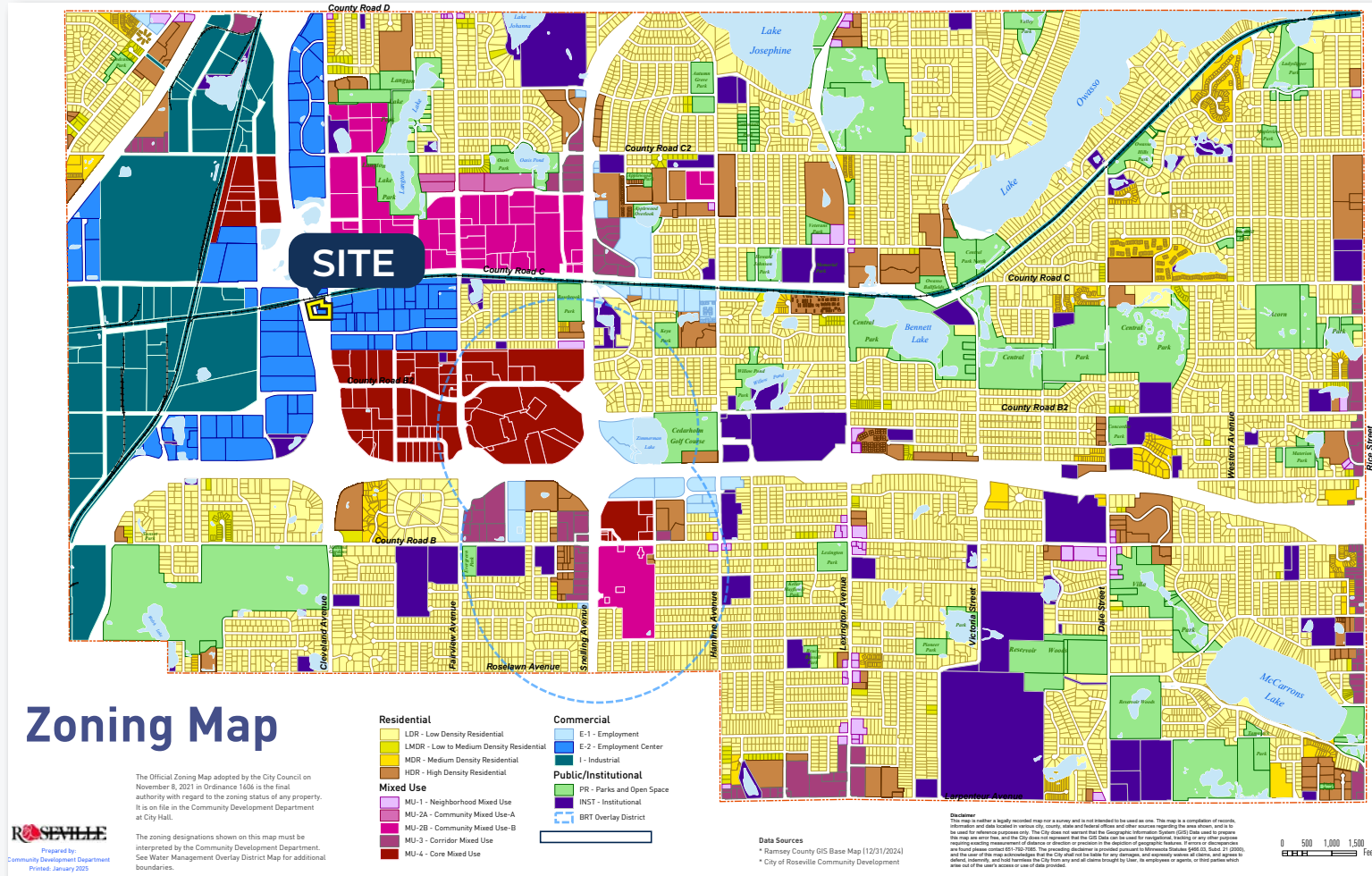
FIRST FLOOR SIZE

2,494 SF Office
3,125 SF Warehouse
5,619 SF Total

UPPER LEVEL



ZONING MAP



ZONING DESCRIPTION

Zoned for E2, which allows for a mix of Residential, Commercial, & Industrial Uses, with a Focus on Employment-Generating Activities.

AMENITIES



THINKING BEYOND THE OBVIOUS



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