



TRANSWESTERN

REAL ESTATE  
SERVICES

# SAINT PAUL INDUSTRIAL PROPERTIES #38

2782 FAIRVIEW AVE N | ROSEVILLE, MN 55113



# PROPERTY SPECIFICATIONS



**Building Size:** 80,000 SF

**Availability:** 3,000 SF Showroom  
5,000 SF Warehouse  
8,000 SF Total

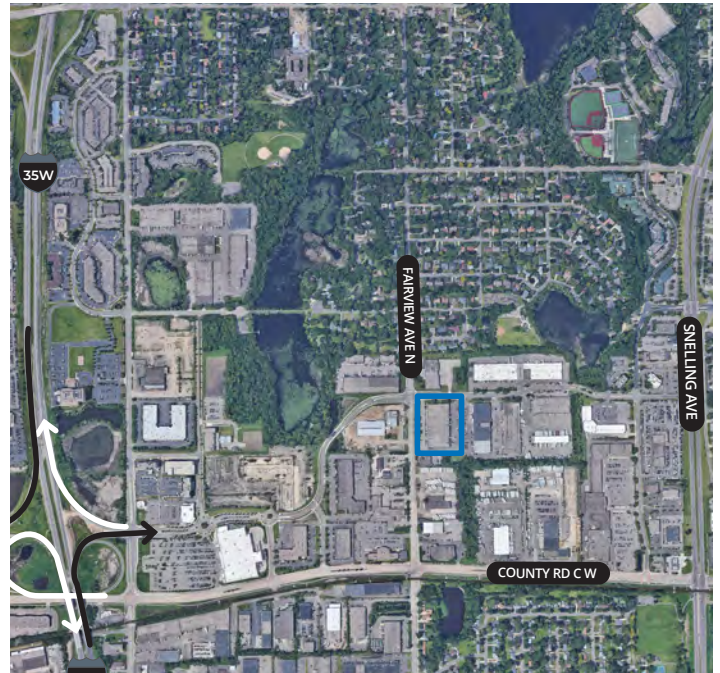
**Loading:** 1 Dock Door

**Clear Height:** 14'

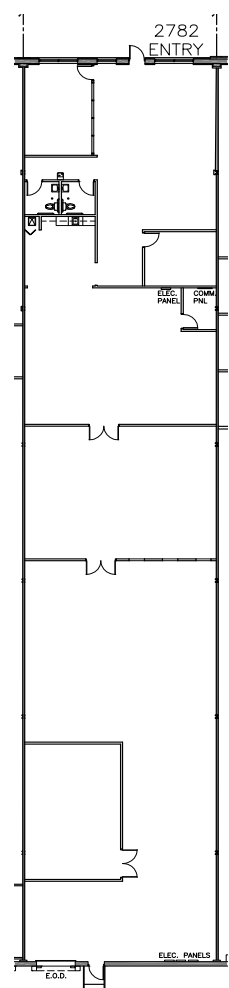
**Lease Rate:** \$11.00 PSF

**Taxes:** \$2.43 PSF (2024)

**Operating Expenses:** \$1.43 PSF (2024)



# FLOORPLAN



## SQUARE FEET

Showroom:	3,000 SF
Warehouse:	5,000 SF
Total:	8,000 SF







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# THINKING BEYOND THE OBVIOUS

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