



SAINT PAUL INDUSTRIAL PROPERTIES #5

2021 COUNTY RD C2 | ROSEVILLE, MN 55113

PROPERTY SPECIFICATIONS



Building Size: 48,000 SF

Availability: 2,000 SF Office
5,542 SF Warehouse
7,542 SF Total

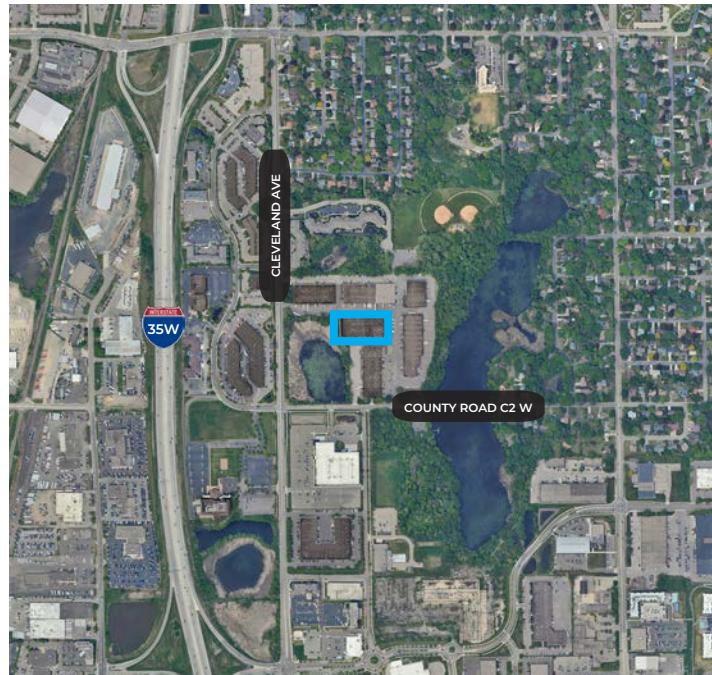
Loading: 1 Dock Door | 1 Drive-In Door

Clear Height: 14'

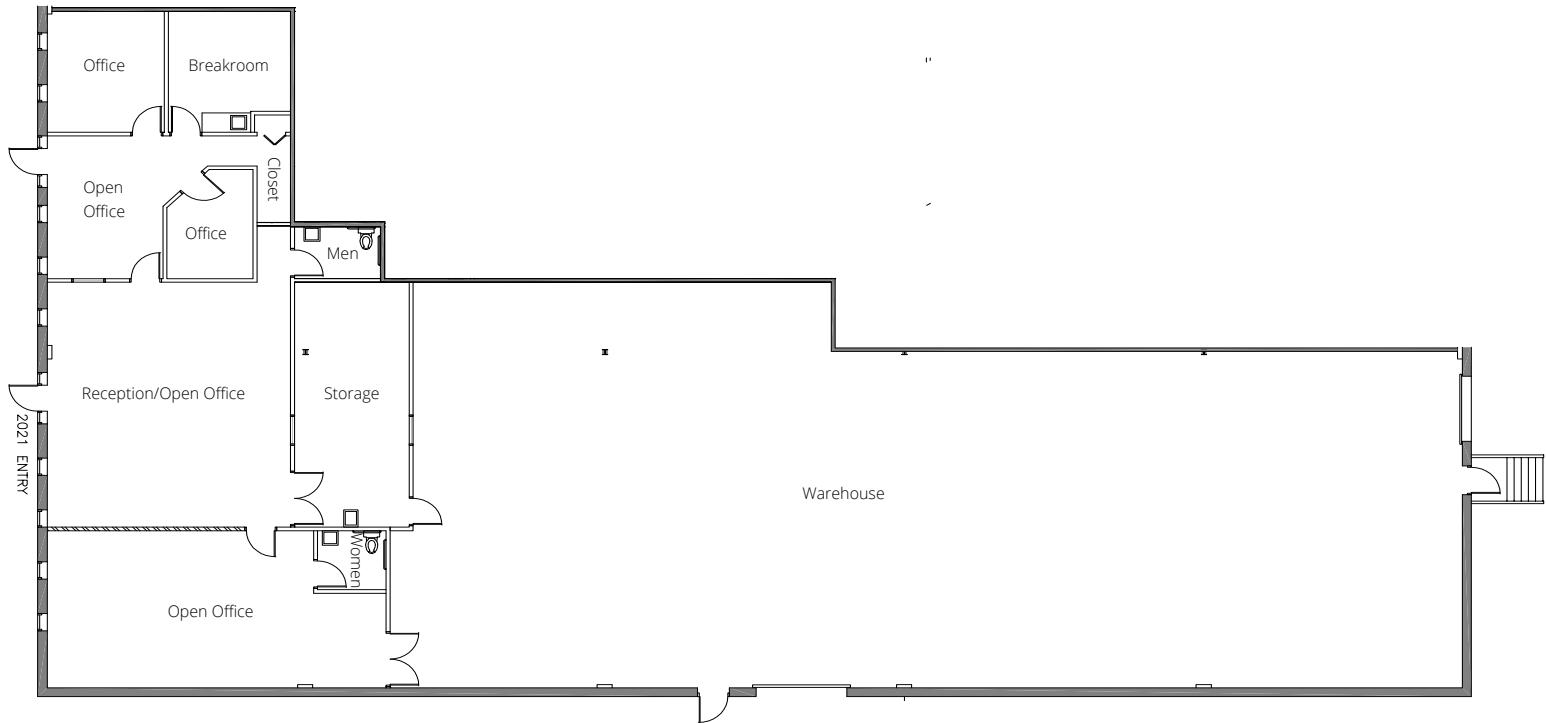
Lease Rates: \$14.00 PSF Office
\$7.00 PSF Warehouse

Taxes: \$2.55 PSF (2025)

Operating Expenses: \$1.32 PSF (2026)



FLOOR PLAN



SQUARE FEET

Office:	2,000 SF
Warehouse:	5,542 SF
Total:	7,542 SF





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SERVICES



THINKING BEYOND THE OBVIOUS

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