



# 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

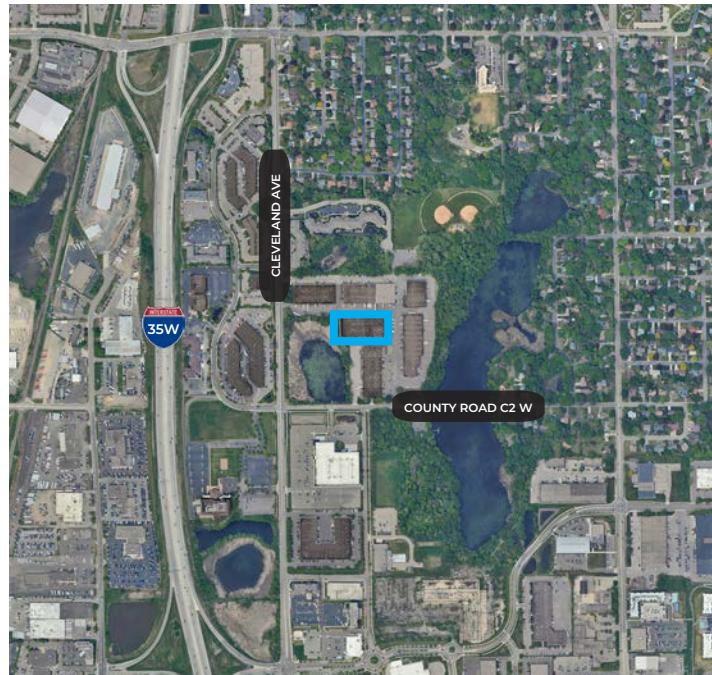
**Loading:** 1 Dock Door | 1 Drive-In Door

**Clear Height:** 14'

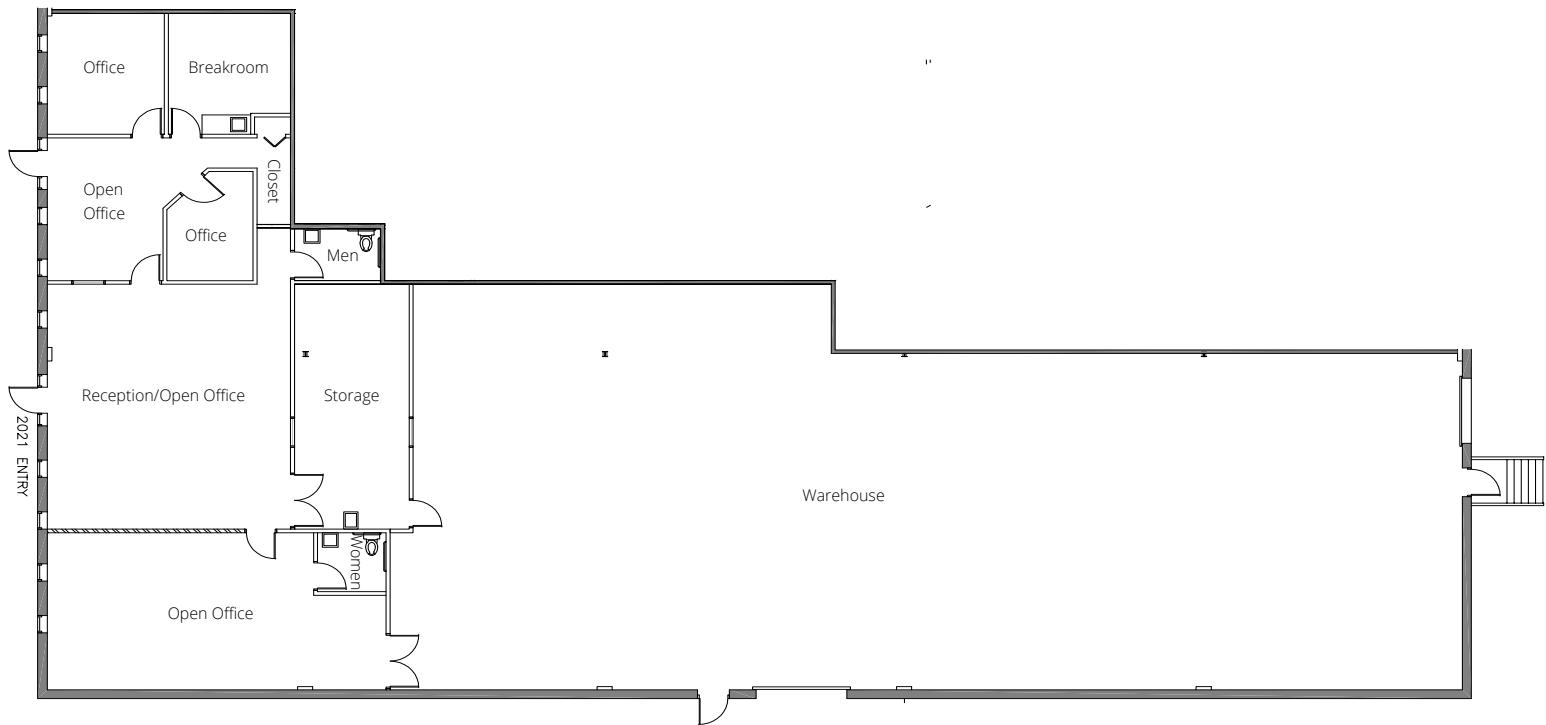
**Lease Rates:** \$14.00 PSF Office  
\$7.00 PSF Warehouse

**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





TRANSWESTERN

REAL ESTATE  
SERVICES



## THINKING BEYOND THE OBVIOUS

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