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SAINT PAUL INDUSTRIAL PROPERTIES #19

2608 CLEVELAND AVENUE NORTH
ROSEVILLE, MN 55113

PROPERTY SPECIFICATIONS

Conveniently located at the intersection of County Road C2 & Cleveland Avenue this property boasts a great location on Cleveland Avenue with excellent access to I35-W along with both downtowns via I-35W, Hwy 36, Hwy 280 and many local arteries. Tenants enjoy ample nearby amenities as well as easy walking distance to Metro Transit bus routes 264 and 801 and convenient access to the Rosedale Center Metro Transit Hub.

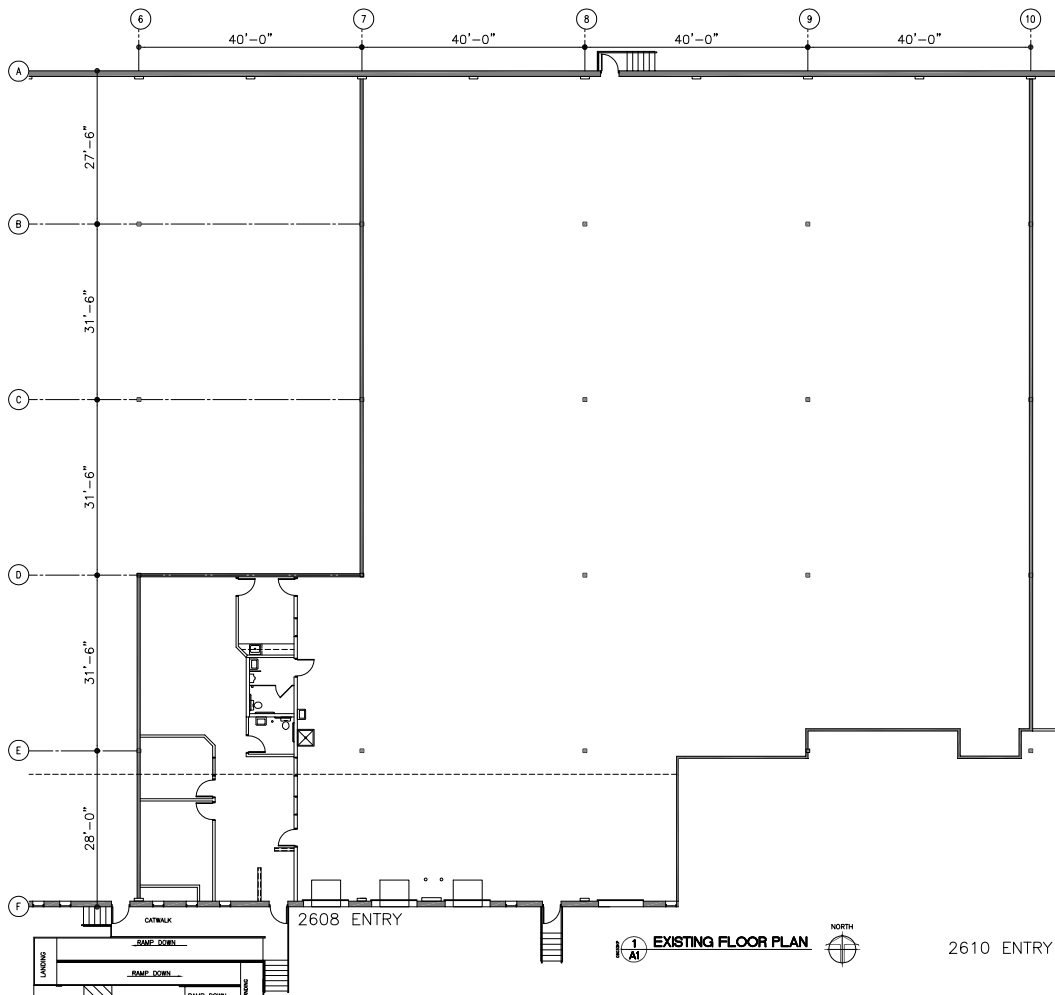


Property Summary

- 1,500 SF Office
17,032 SF Warehouse
18,532 SF Total
- 18' Clear Height Warehouse
- 4 Dock Doors

Rental Rates

- \$4.75 - \$8.75 PSF
- \$0.92 PSF CAM (2021 estimate)
\$1.82 PSF RE Tax (2021 estimate)
\$2.74 (2021 estimate)



FLOOR PLAN



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THINKING BEYOND THE OBVIOUS

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