



TRANSWESTERN

REAL ESTATE
SERVICES

SAINT PAUL INDUSTRIAL PROPERTIES #38

2802 FAIRVIEW AVE N | ROSEVILLE, MN 55113

PROPERTY SPECIFICATIONS



Building Size: 80,000 SF

Availability: 4,400 SF Office/Showroom
3,600 SF Warehouse
8,000 SF Total

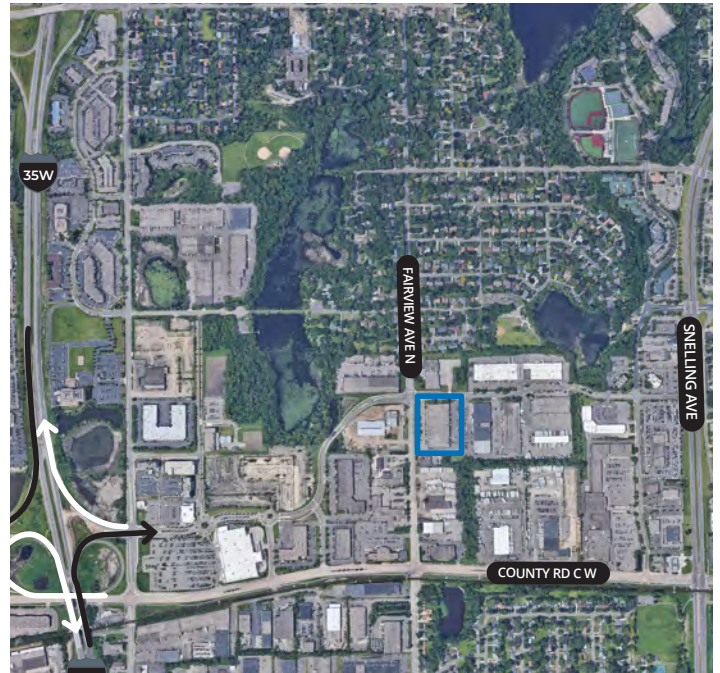
Loading: 1 Dock Door

Clear Height: 14'

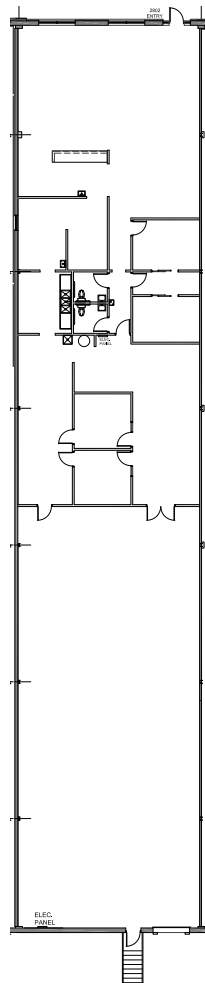
Lease Rate: \$11.50 PSF

Taxes: \$2.43 PSF (2025)

Operating Expenses: \$1.47 PSF (2025)



FLOORPLAN



SQUARE FEET

Showroom:	4,400 SF
Warehouse:	3,600 SF
Total:	8,000 SF





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THINKING BEYOND THE OBVIOUS

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