



TRANSWESTERN

REAL ESTATE
SERVICES

SAINT PAUL INDUSTRIAL PROPERTIES #34

1945 COUNTY RD C2 W | ROSEVILLE, MN 55113

PROPERTY SPECIFICATIONS



Building Size: 66,000 SF

Availability: 1,629 SF Office/Showroom
34,538 SF Warehouse
36,167 SF Total

Loading: 10 Dock Doors | 4 Drive-Ins

Clear Height: 14'

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

Taxes: \$2.52 PSF (2024)

Operating Expenses: \$1.27 PSF (2025)



FLOORPLAN



SQUARE FEET

Showroom:	1,629 SF
Warehouse:	34,538 SF
Total:	36,167 SF





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THINKING BEYOND THE OBVIOUS

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