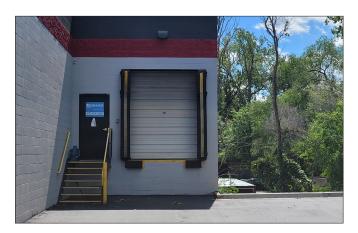


## **Industrial + Office Space for Lease**



## **STATS**

Building Size: 16,950 SF

Floors: 2

Year Built: 1956 Renovated: 2022

## **AVAILABILITY**

**Suite A:** 7,350 SF (5,085 SF Warehouse + 2,656 SF Office)

**Suite B:** 1,786 SF

**Lease Rate:** \$14.00-\$16.00/SF Gross



- Recently updated with new windows, solar panels, and geothermal heating & cooling
- Great access to I-35E and Hwy-36
- Onsite parking available
- Free Wi-fi
- Close proximity to shopping and restaurants
- Located at intersection with four way traffic signals
- Located in Rice and Larpenteur Alliance Neighborhood
- Located in an Opportunity Zone
- Close proximity to Lake McCarrons County Park
- METRO Transit bus stops across the street
- Dock and Drive-in doors (Suite A)





#### Jeff Hart, CCIM

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#### **Kevin Peck**

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# 1911 Rice Street, Roseville MN, 55113

## **INTERIOR PHOTOS**















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## **FLOOR PLAN**



