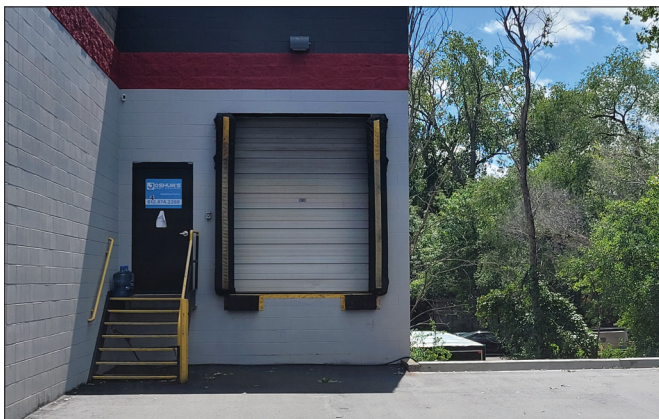




1911 Rice Street, Roseville MN, 55113

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 + up to 2,656 SF Office)

Suite B: 1,786 SF

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

HIGHLIGHTS

- 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)



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INTERIOR PHOTOS



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FIRST + SECOND FLOOR



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