

# Industrial Land / Building For LEASE



**2211 Cty Rd C2 W  
Roseville, MN**

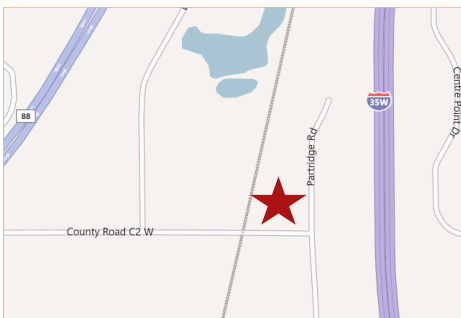
## Land or Industrial Space

### Unique Lease Opportunity!

This 4.20 acre site contains multiple buildings and an ancillary lot. One 3,792 SF auto service shop and a 14,697 SF manufacturing building that were built in the mid 1950's and have four overhead doors ranging from 12'-14'. One building is partially occupied, a current tenant has the full mezzanine space leased out. The available space is divisible to your business' requirement and included in the lease is access to industrial car wash equipment.

Conveniently located on the corner of County Road C2 W and Partridge Road, with easy access to I-35W and Highway 88. Ample on-site parking for employees and visitors, with easy ingress / egress.

Operate your business from this ideal industrial location or lease the additional land to accommodate your business needs.



**Rock Solid**  
**COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies  
is Your FULL SERVICE  
Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Ron Touchette** Broker

**612.435.7777**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# Industrial Land / Building For LEASE

**2211 Cty Rd C2 W  
Roseville, MN**

## Site Data

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

Last Updated: Friday, December 16, 2011

<b>Lease Rates:</b>	Negotiable	
<b>Location:</b>	2211 County Road C2 W, Roseville, MN 55113	
<b>Neighboring:</b>	Commercial and Residential	
<b>Legal Description:</b>	Section 5, Town 29, Range 23	
<b>Zoning:</b>	Commercial	
<b>Total Acreage:</b>	4.20	
<b>Occupied:</b>	Partially	
<b>PID Number:</b>	052923130006	
<b>Number of Buildings:</b>	0	
<b>Parcel Acreage:</b>	1.89	
<b>PID Number:</b>	052923130007	
<b>Building Use:</b>	Manufacturing	
<b>Number of Buildings:</b>	1	
<b>Parcel Acreage:</b>	1.83	
<b>Number of Stories:</b>	1	Clear Height: 20'
<b>Foundation Size:</b>	5,062	
<b>Total SF:</b>	14,697	
<b>Year Built:</b>	1954	
<b>PID Number:</b>	052923130008	
<b>Building Use:</b>	Auto Center / Service / Showroom	
<b>Number of Buildings:</b>	1	
<b>Parcel Acreage:</b>	0.48	
<b>Number of Stories:</b>	1	
<b>Foundation Size:</b>	3,792	
<b>Total SF:</b>	3,792	
<b>Year Built:</b>	1958	

**Rock Solid**  
**COMMERCIAL**

*Providing Exceptional Personal Service*

[www.rocksolidcommercial.com](http://www.rocksolidcommercial.com)

*Delivering Exceptional Positive Results*

**ROCK SOLID Companies**  
is Your **FULL SERVICE**  
**Real Estate Brokerage**

Commercial, Property Management,  
Troubled Assets, Court Receivership,  
Investment/Equity, 1031 Exchange  
Residential, Property Development  
and Vacation/Coastal Properties.

Licensed in Minnesota & Florida

Contact:

**Ron Touchette** Broker

**612.435.7777**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771