

FOR LEASE

# 1995 West County Rd B2

ROSEVILLE, MN

**Advance  
Auto Parts**

1995  
SUITE 1

SAVE  
AT THE  
PUMP

**31,545 SF Available**

**SH**

SABER HALL



**CUSHMAN &  
WAKEFIELD**

# Property Highlights

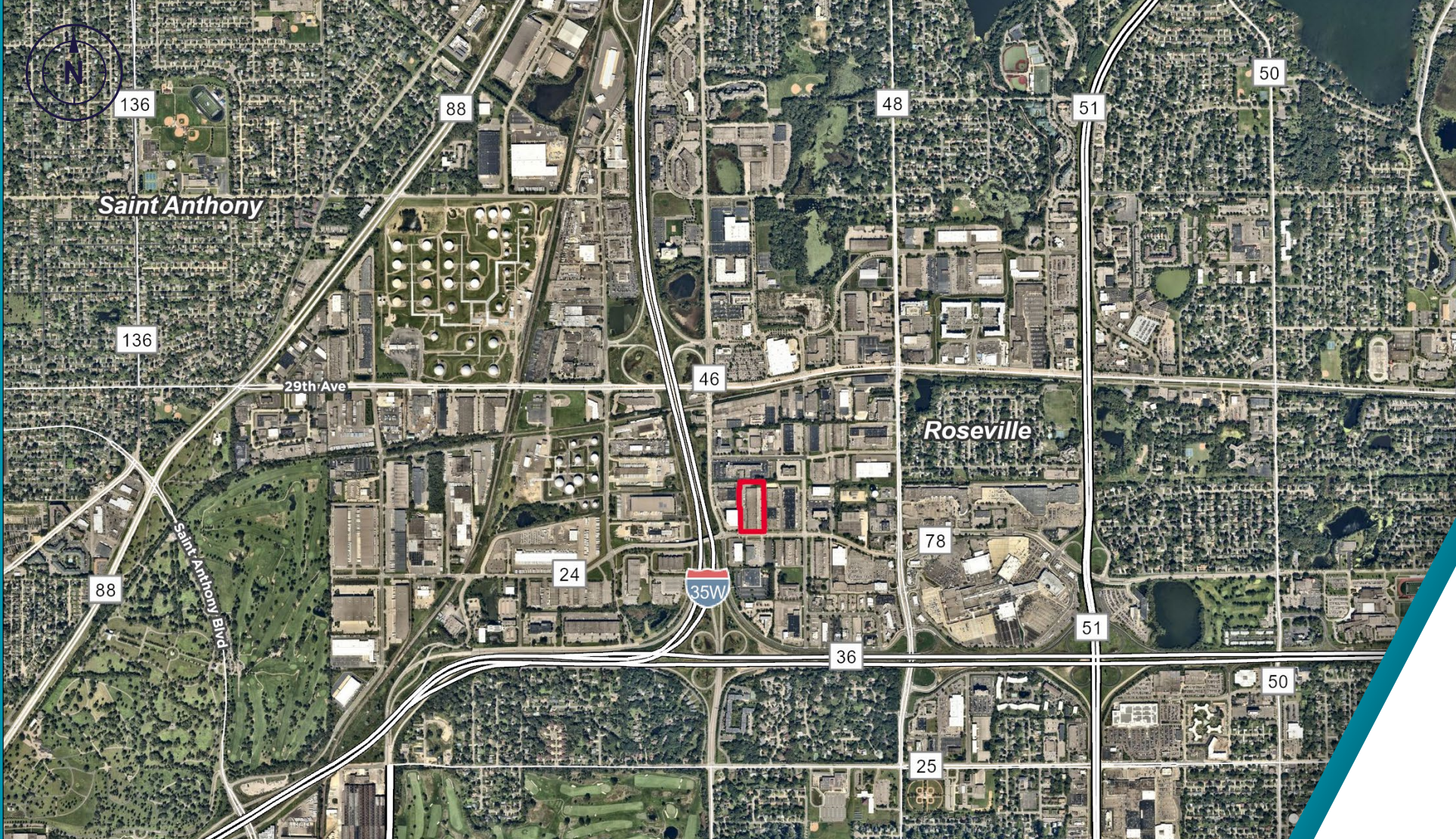


- Conveniently located in Roseville
- Excellent access to 35W, Hwy 36 & Hwy 51
- Local ownership

## Property Information

Address	1995 West County Rd B2 Roseville, MN
Space Available	2,210 SF Office <u>29,335 SF Warehouse</u> 31,545 SF Total
Year Built	1967
Clear Height	16'
Loading	3 Docks + 1 Drive-in
Lease Rate	Negotiable
2026 Tax & CAM	\$5.28 PSF Total





# DriveTimeMAP



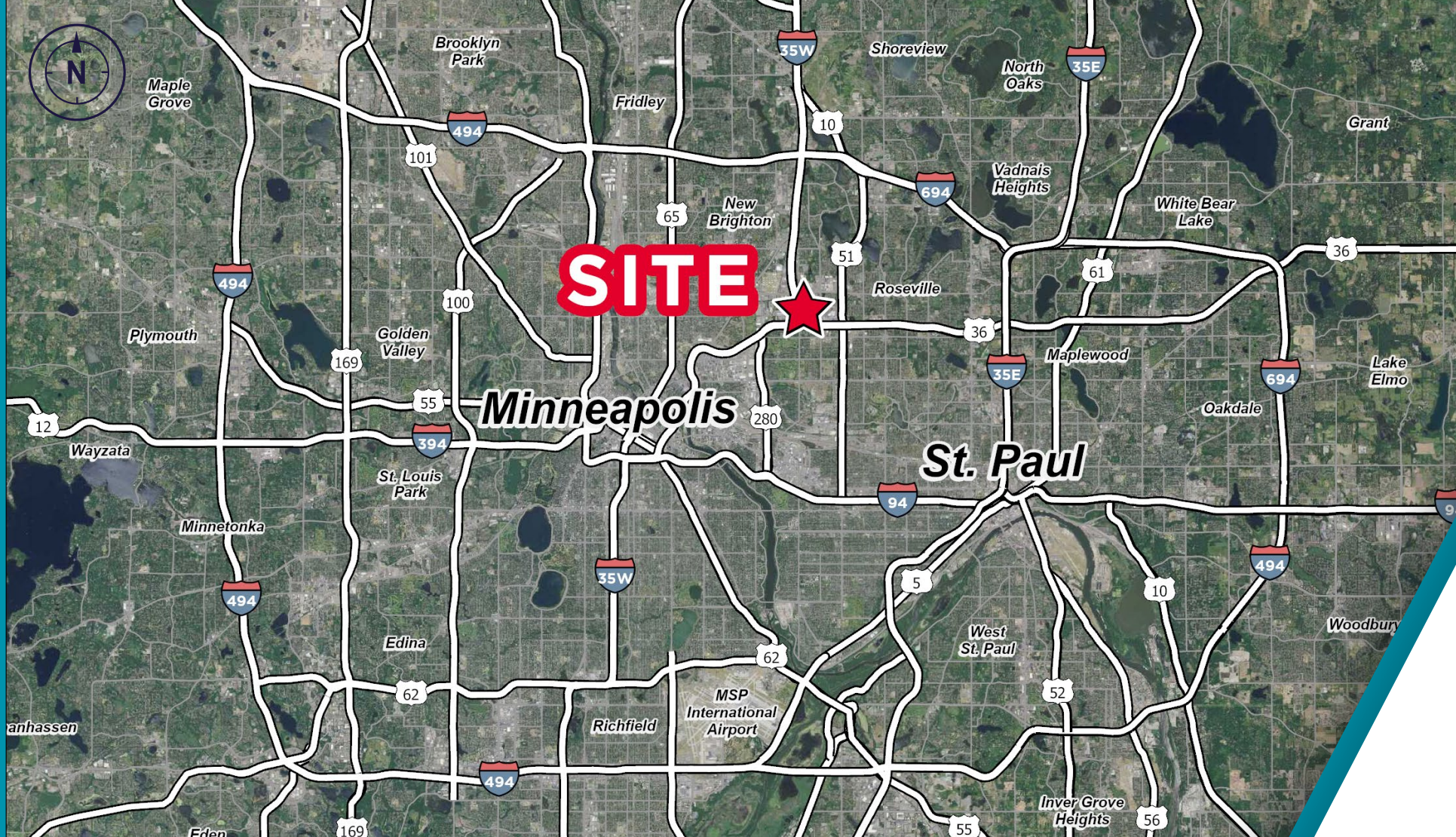
I-35W  
4 min



Hwy 36  
5 min

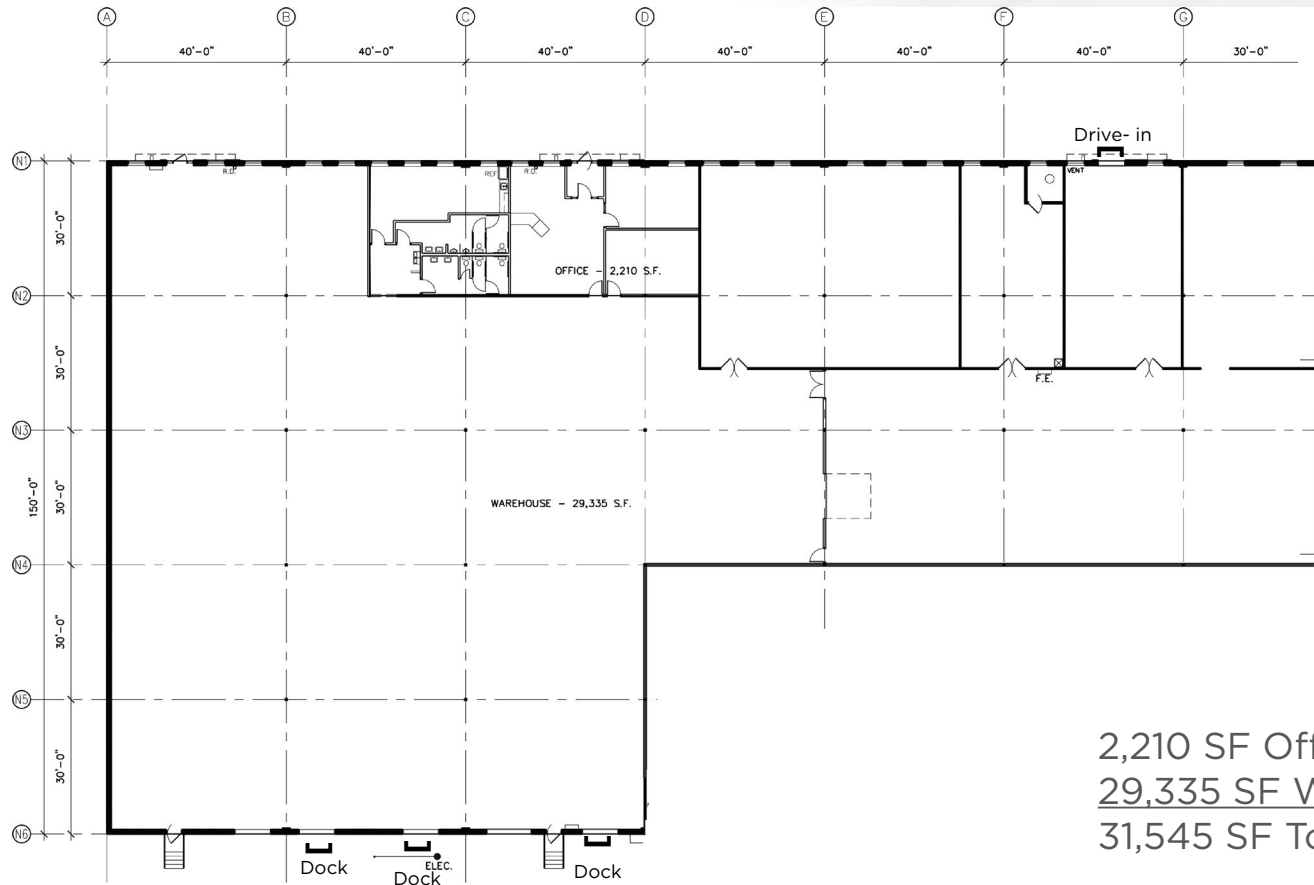


Hwy 51  
4 min



AerialMAP

# Floor PLAN



2,210 SF Office  
29,335 SF Warehouse  
31,545 SF Total



# PROPERTY PHOTOS



**For more information, please contact:**

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