



FOR LEASE

# AURORA INDUSTRIAL

2500 WALNUT STREET, ROSEVILLE, MN

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**CBRE**

 **Capital  
Partners**

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## PROPERTY FEATURES

- Front loaded bulk distribution warehouse
- ESFR fire protection
- Three blocks to I-35W via Industrial Blvd
- Rail service by MN Commercial
- Zoned I-2

## NET RENTAL RATES

- Negotiable

## 2026 CAM & REAL ESTATE TAXES

- \$2.15 PSF CAM
- \$3.03 PSF Taxes
- \$5.18 PSF Total

## PROPERTY SPECIFICATIONS

### TOTAL BUILDING SF

130,498 SF on +/- 6 acres

### BUILDING DEPTH

150'

### COLUMN SPACING

33' x 37'

### AVAILABLE SPACE

#### Suite 400

20,314 SF Total  
459 SF Office  
19,855 SF Warehouse

1 unisex restroom

#### Suite 200 (Available 12/1/2026)

41,360 SF Total  
1,254 SF Office  
40,106 SF Warehouse

### CEAR HEIGHT

28'

### LOADING

#### Suite 400

7 Dock doors with levelers and seals  
1 Rail door

#### Suite 200

11 docks with levelers and seals  
5 Rail doors

### PARKING

.6/1000

### SPRINKLERED

ESFR



# SUITE 400

20,314 SF Total

459 SF Office

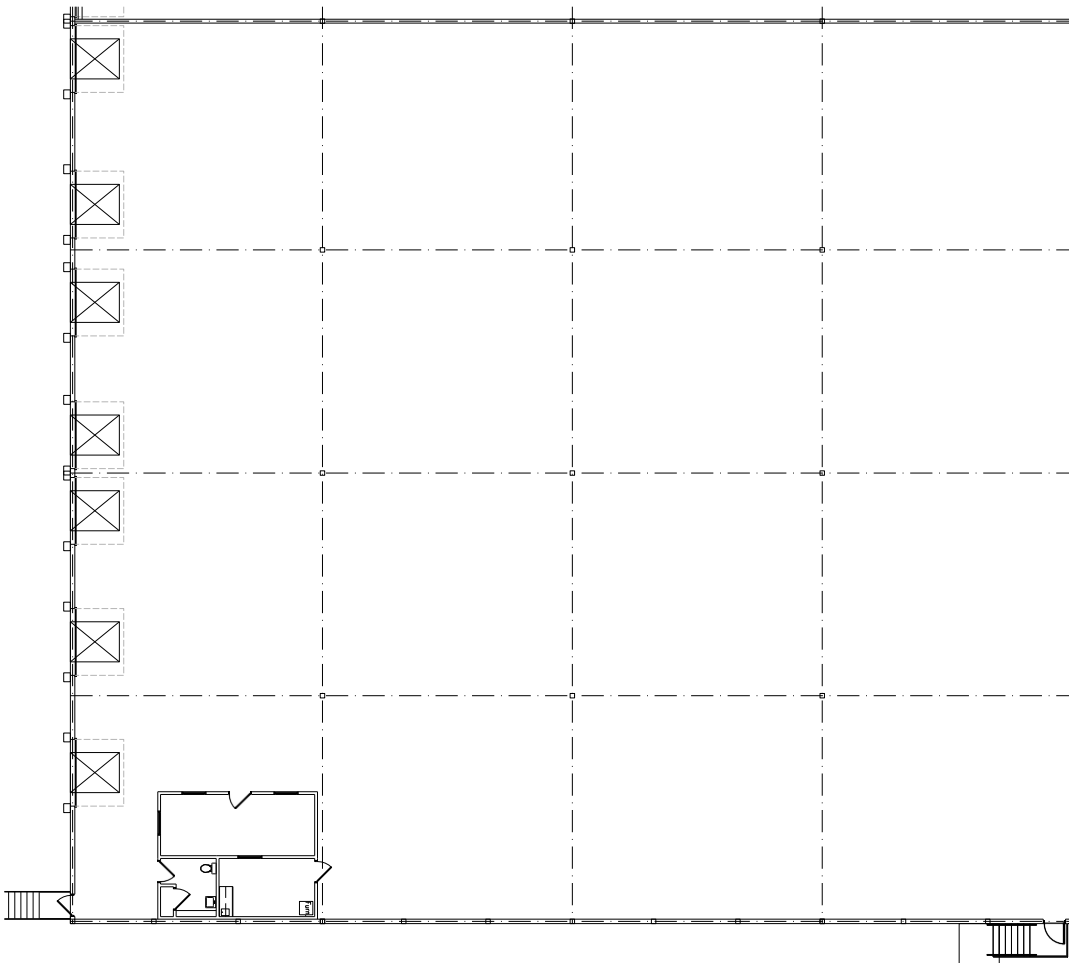
19,855 SF Warehouse

7 Dock doors with levelers and seals

1 Rail door

1 unisex restroom

400A, 480V, 3P



# SUITE 200

AVAILABLE 12/1/26

41,360 SF Total

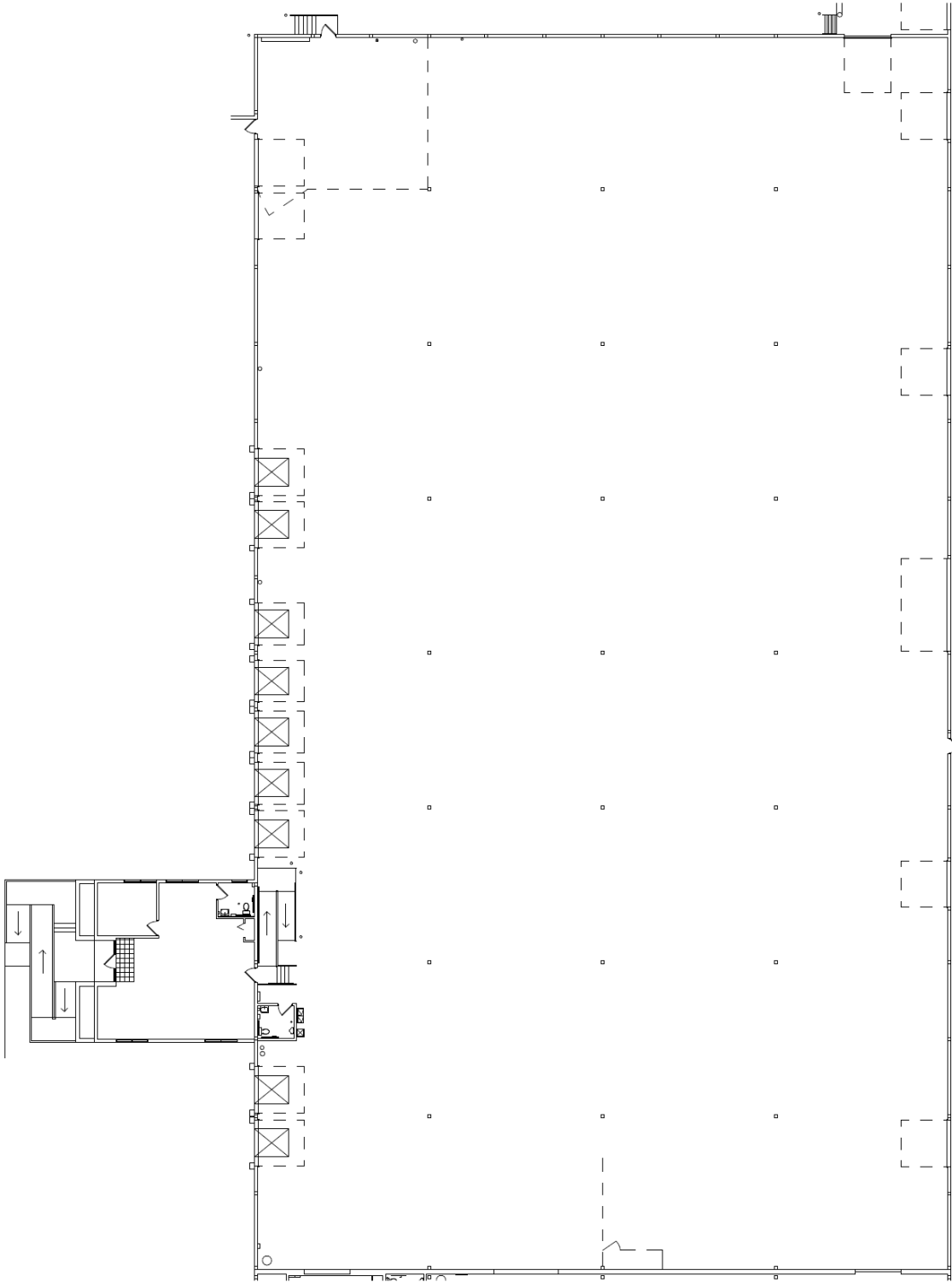
1,254 SF Office

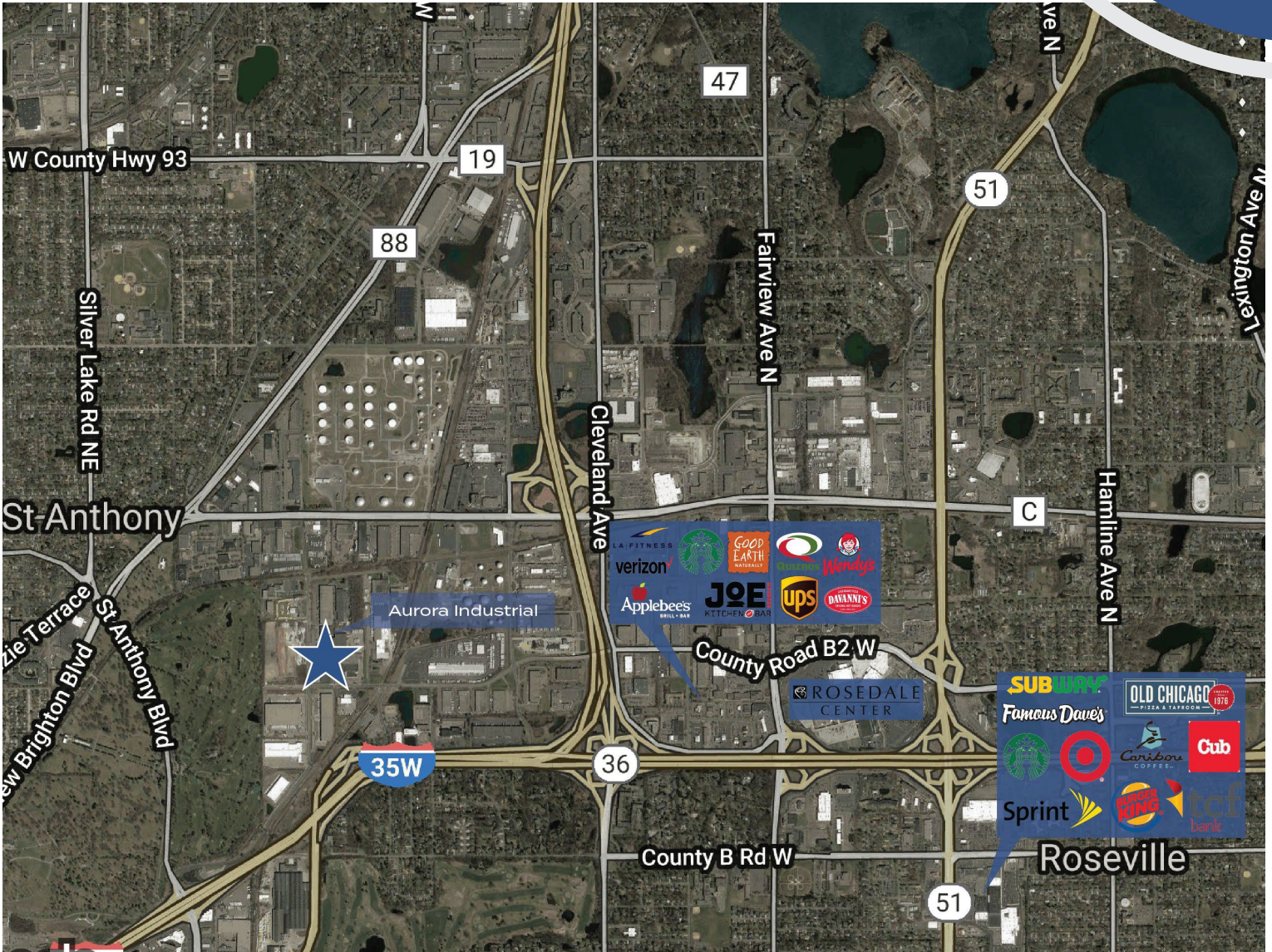
40,106 SF Warehouse

11 Dock doors with levelers and seals

5 Rail doors

400A, 480V, 3P





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