



One Month
Net Free Per
Year of Term

FOR LEASE

AURORA INDUSTRIAL

2500 WALNUT STREET, ROSEVILLE, MN

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CBRE



FOR LEASE AURORA INDUSTRIAL

2500 WALNUT STREET. ROSEVILLE, MN

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

- \$7.50 NNN

2026 CAM & REAL ESTATE TAXES

- \$1.65 PSF CAM
\$3.03 PSF Taxes
\$4.68 PSF Total

PROPERTY SPECIFICATIONS

TOTAL BUILDING SF

130,498 SF on +/- 6 acres

BUILDING DEPTH

150'

COLUMN SPACING

33' x37'

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

PARKING

.6/1000

SPRINKLERED

ESFR

CLEAR HEIGHT

28'

LOADING

Suite 400

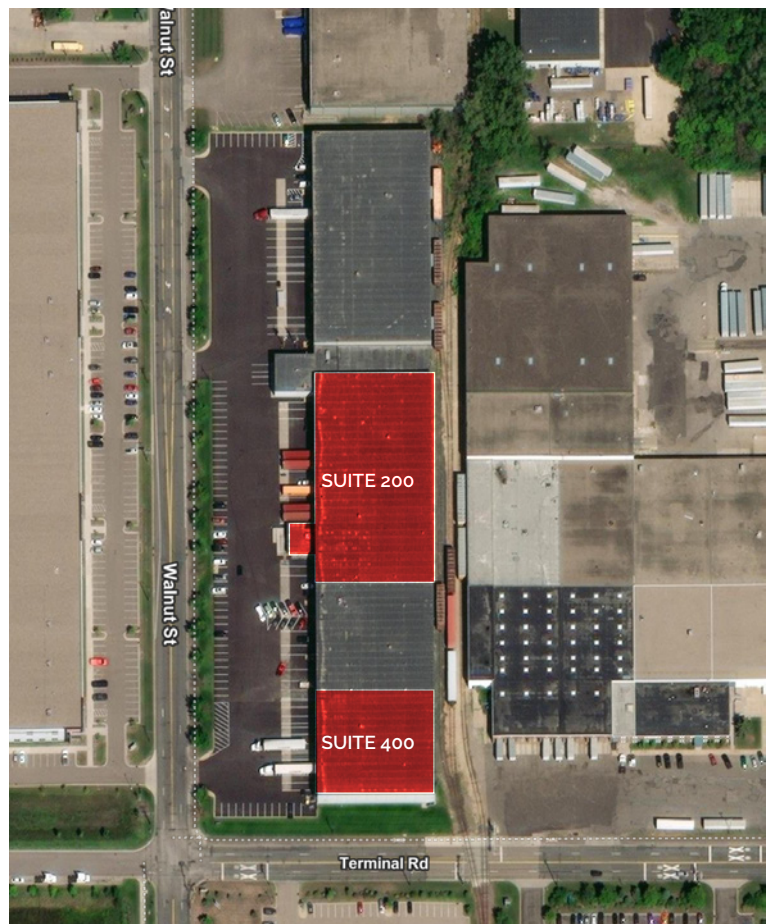
7 Dock doors with levelers and seals

1 Rail door

Suite 200

11 Dock doors with levelers and seals

1 Rail doors



SUITE 400

20,314 SF Total

459 SF Office

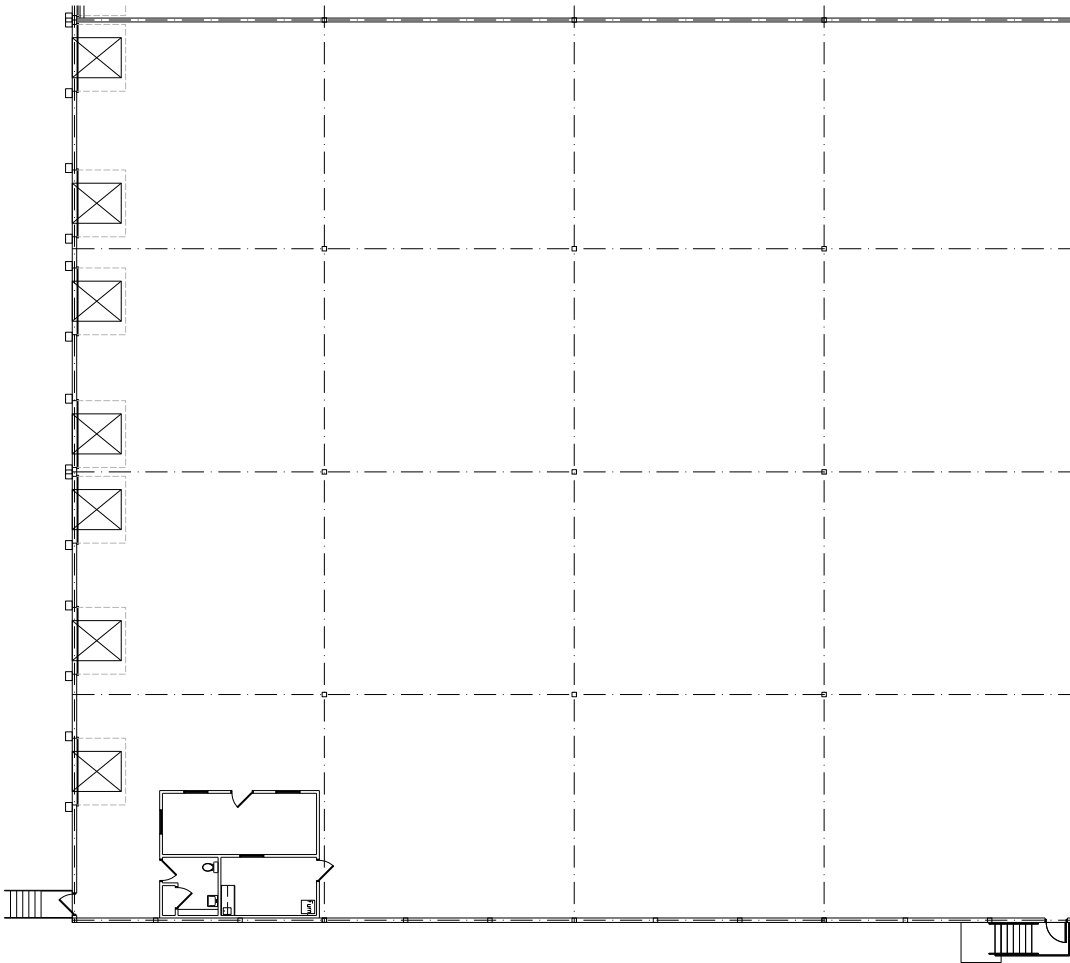
19,855 SF Warehouse

7 Dock doors with levelers and seals

1 Rail door

1 unisex restroom

400A, 480V, 3P



SUITE 200

AVAILABLE 12/1/2026

41,360 SF Total

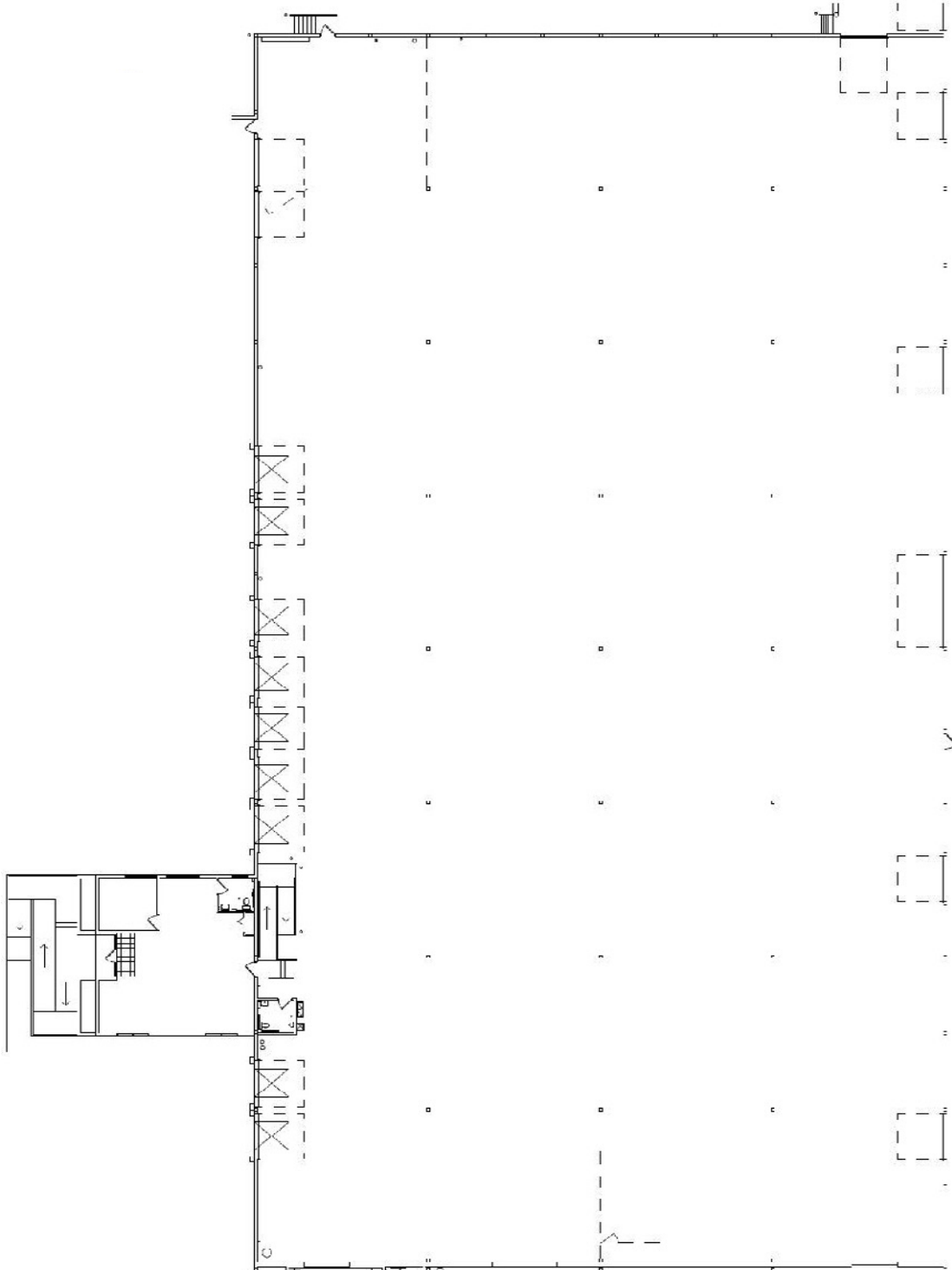
1,254 SF Office

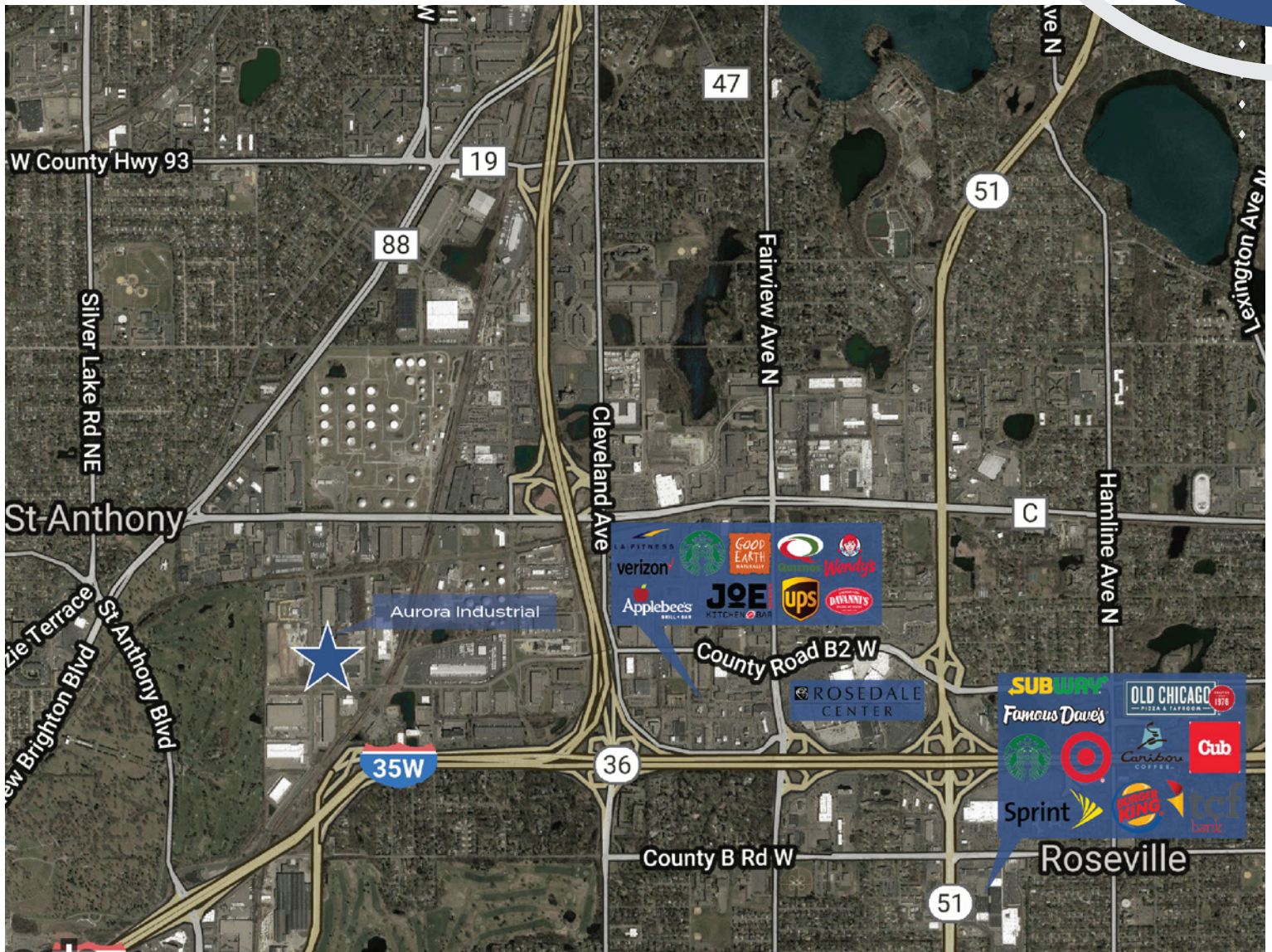
40,106 SF Warehouse

11 Dock doors with levelers and seals

5 Rail door

400A, 480V, 3P





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