

NW Rochester Warehouse Sublease

835 38th Street Northwest, Rochester, MN 55901



PROPERTY DESCRIPTION

Located at the NW corner of 37th Street NW and West Riverparkway NW. This property enjoys easy access to HWY 52, HWY 63 and downtown Rochester (Mayo Clinic) all within minutes driving. Property is located adjacent to the City of Rochester's Development Services and Infrastructure Center as well as the Rochester Police Department. Area retailers include, HyVee, Starbucks, Wells Fargo, Enterprise, Circle K and many local restaurants & service businesses.

PROPERTY HIGHLIGHTS

- Centrally Located Warehouse Space (heated)
- 14' Clear height. Clear span.
- 1 loading dock and 1 drive-in door, ample parking
- MX-G Zoning allows for a variety of commercial / industrial uses
- Sublease through 2030

CONTACT US

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OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (Gross)
Number of Units:	2
Available SF:	10,577 SF
Lot Size:	1.28 Acres
Building Size:	19,207 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,514	25,329	44,450
Total Population	12,434	57,804	105,104
Average HH Income	\$96,265	\$104,528	\$117,407

Industrial Office & Warehouse Building Property For Lease

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