

F O R S A L E

THREE STORY OFFICE BUILDING

SPACE FOR SALE

21,578

SQUARE FEET ON MAIN FLOOR

23,378

SQUARE FEET ON SECOND FLOOR

4.3 ACRES

AVAILABLE



2450 Marion Road SE
Rochester, MN 55904



ABOUT THE PROPERTY

This versatile office/flex property offers a rare opportunity for an owner-user, investor, or tenant seeking a large-scale facility with room to adapt. The building is well-suited for office operations, light manufacturing, lab-adjacent use, production, training, or a hybrid business model requiring both administrative and specialized workspace.

With generous on-site parking, strong utility infrastructure, and existing clean room space, the property is positioned for businesses that need more than a traditional office setting. Its southeast Rochester location provides convenient access to major corridors, business districts, and the broader regional workforce.

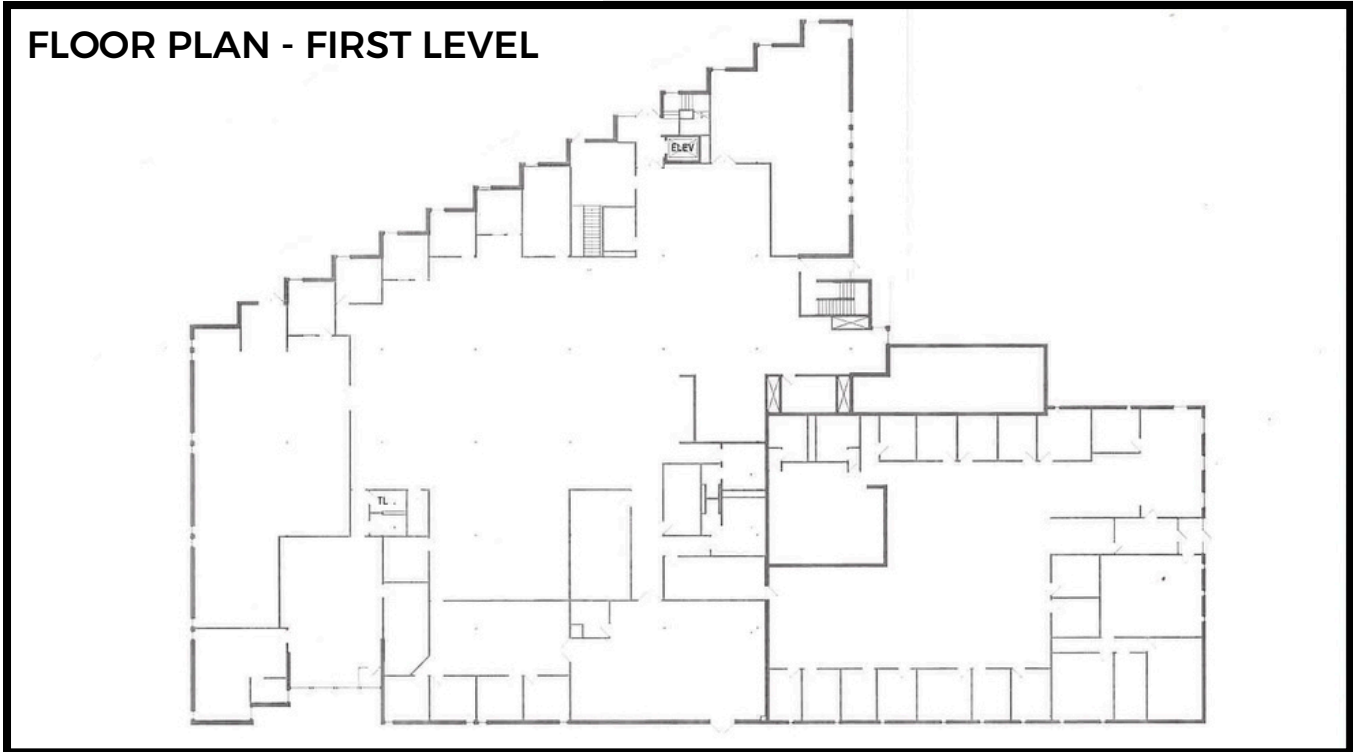


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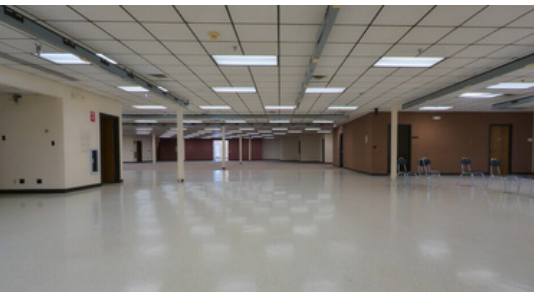
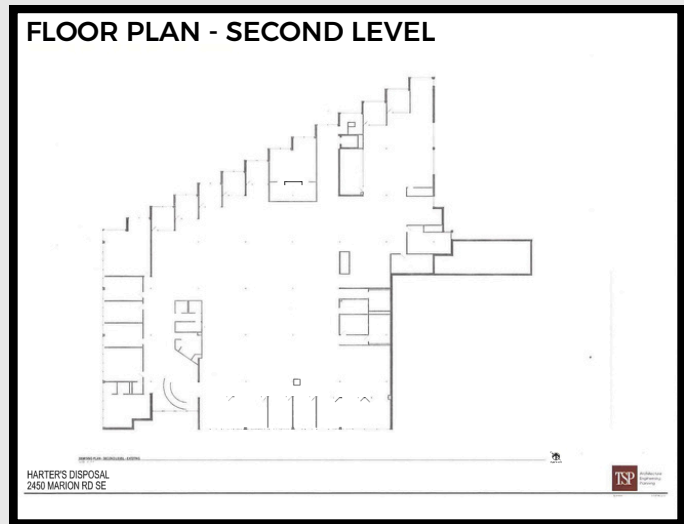
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PROPERTY FEATURES

- \$2.5M Sale Price
- Three-story office/flex building
- Large on-site parking lot
- Heavy power: 1600 amps, three-phase at 480 volts
- Two existing clean rooms
- Flexible layout
- Strong Marion Road SE visibility and accessibility



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