

FOR LEASE | INDUSTRIAL



CSM

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BUSINESS & COMMUNITIES

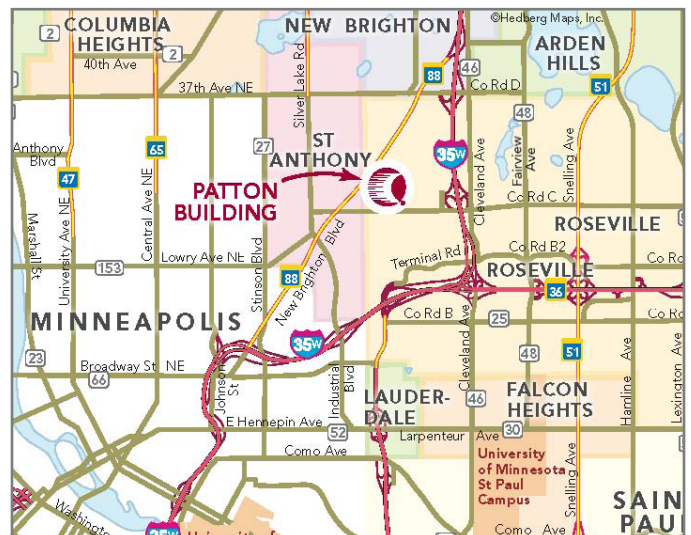
PATTON BUILDING

2727 Patton Road • Roseville, MN



PROPERTY INFORMATION

- 7,956 sf
- 2,561 sf office/5,395 sf warehouse
- 1 drive-in with ramp
- Dock door can be added
- Available immediately
- Low-cost, budget space
- Great Roseville location with convenient access to 35W and Hwy. 36 and Hwy. 280



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PATTON BUILDING

2721 Patton Road • Roseville, MN

BUILDING SIZE:

70,840 total sf

PROPOSED OCCUPANCY:

Available immediately

BASE RENTS:

\$8.50 office / \$4.25 warehouse

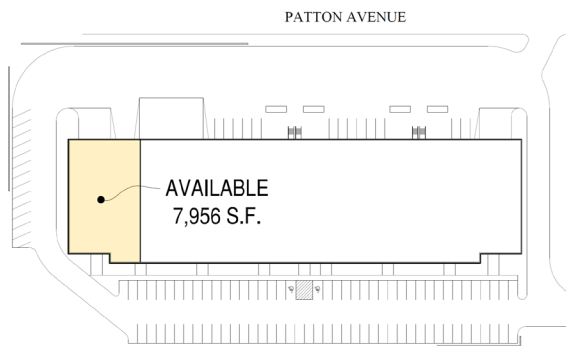
OPERATING EXPENSES:

\$2.73/ sf for 2017

UTILITIES:

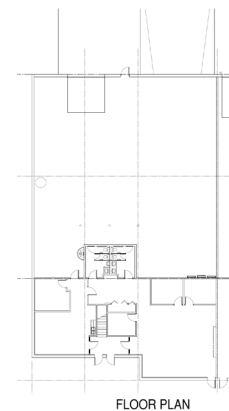
Utility services to be separately metered and the responsibility of tenant, along with janitorial, trash removal, etc.

SITE PLAN



BUILDING PLAN

TENANT SUMMARY - AVAILABLE	
OFFICE	2,561 SF
WAREHOUSE	5,395 SF
TOTAL	7,956 SF



FLOOR PLAN



Information is deemed reliable; however, no warranty is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.