## FOR LEASE 9,867 SF

## 1975 OAKCREST AVE ROSEVILLE, MN

LARSON



SABER HALL PARTNERS

## **PROPERTY INFORMATION**



- Excellent Central Location
- Many Area Amenities
- Easy Access to 35W

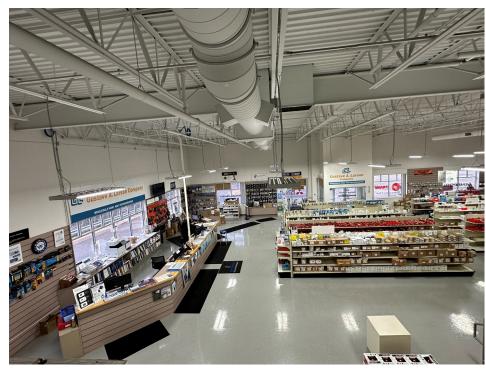
| Address        | 1975 Oakcrest Ave,<br>Roseville, MN |
|----------------|-------------------------------------|
| Lease Rates    | Negotiable                          |
| Building Size  | 48,000 SF                           |
| Available SF   | 9,867 SF                            |
| Clear Height   | 18'                                 |
| Year Built     | 2005                                |
| Loading        | 1 dock, 1 drive-in                  |
| Lot            | 3.28 acres                          |
| 2024 Tax & CAM | \$4.60 psf                          |

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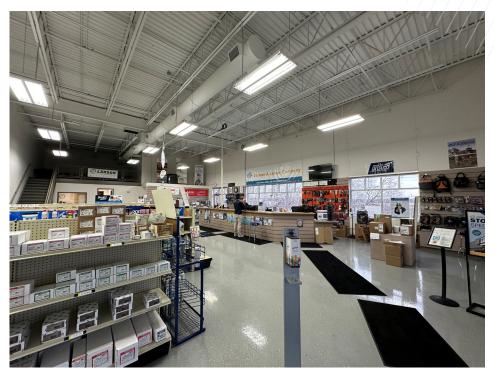


## **PROPERTY PHOTOS**





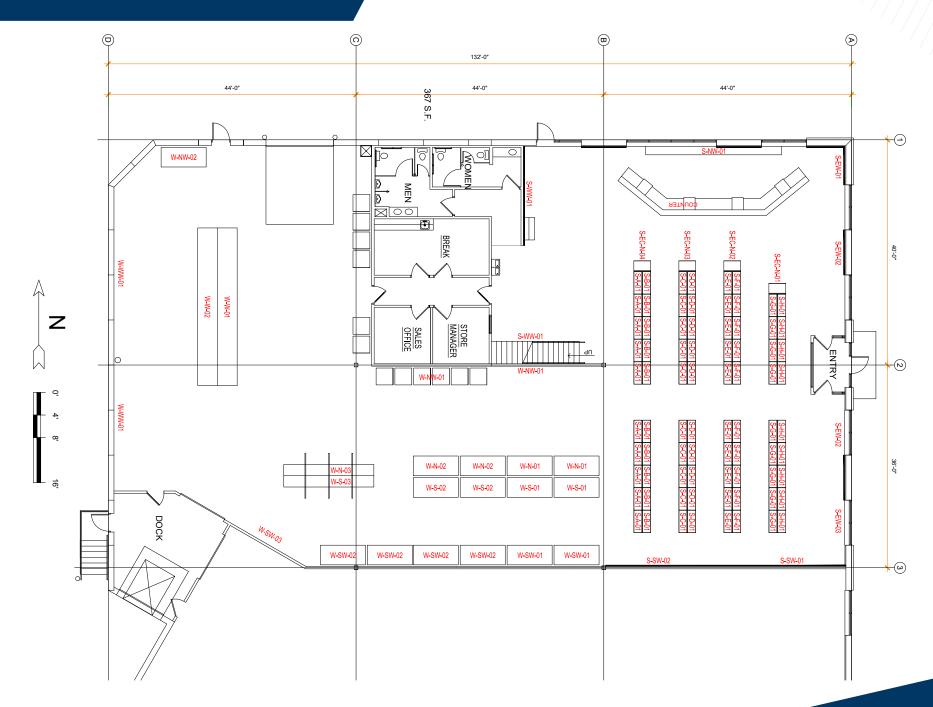






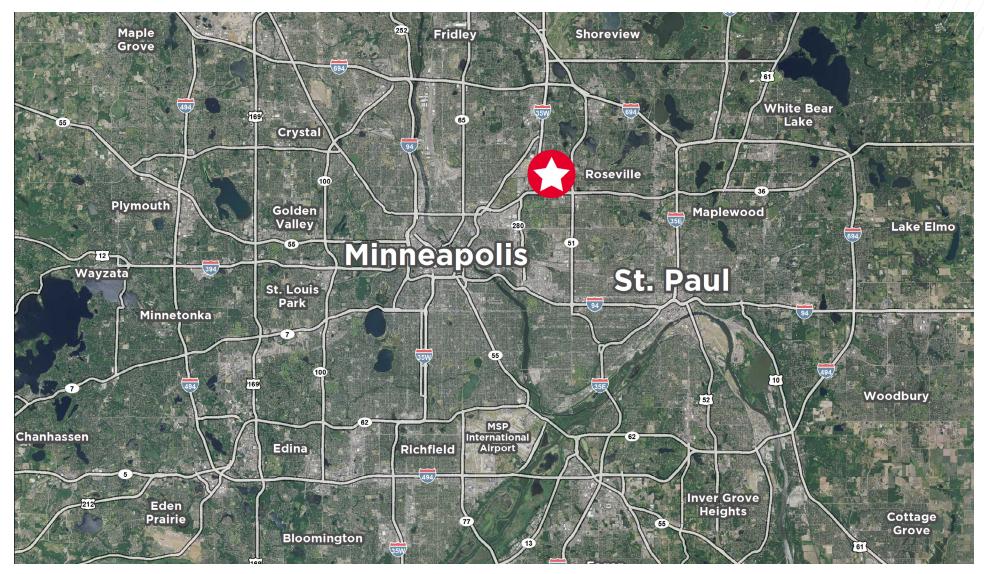
**FLOOR PLAN** 





AERIAL





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