

For sublease

Industrial/Flex/Office
20,471 RSF Available

Roseville Business
Commons II
2640-2680 Paton Rd
Roseville, MN

For sublease

20,471 RSF Available



Property Highlights

- Centrally Located
- Great access to I-35W, Hwy 36, and Hwy 280
- Minutes from Rosedale Mall
- Abundant Parking
- Abundant Natural Light



Rate	Negotiable
-------------	------------

Available	Through 12/31/25
------------------	------------------

Zoning	Industrial
---------------	------------

Clear Height	14'
---------------------	-----

Power	480 V 3 Phase
--------------	---------------

Infrastructure	Heavy HVAC capability, backup generators, central vacuum, and air-compressors
-----------------------	---

Loading	1 drive-in Potential for 2nd Potential for Dock High
----------------	--

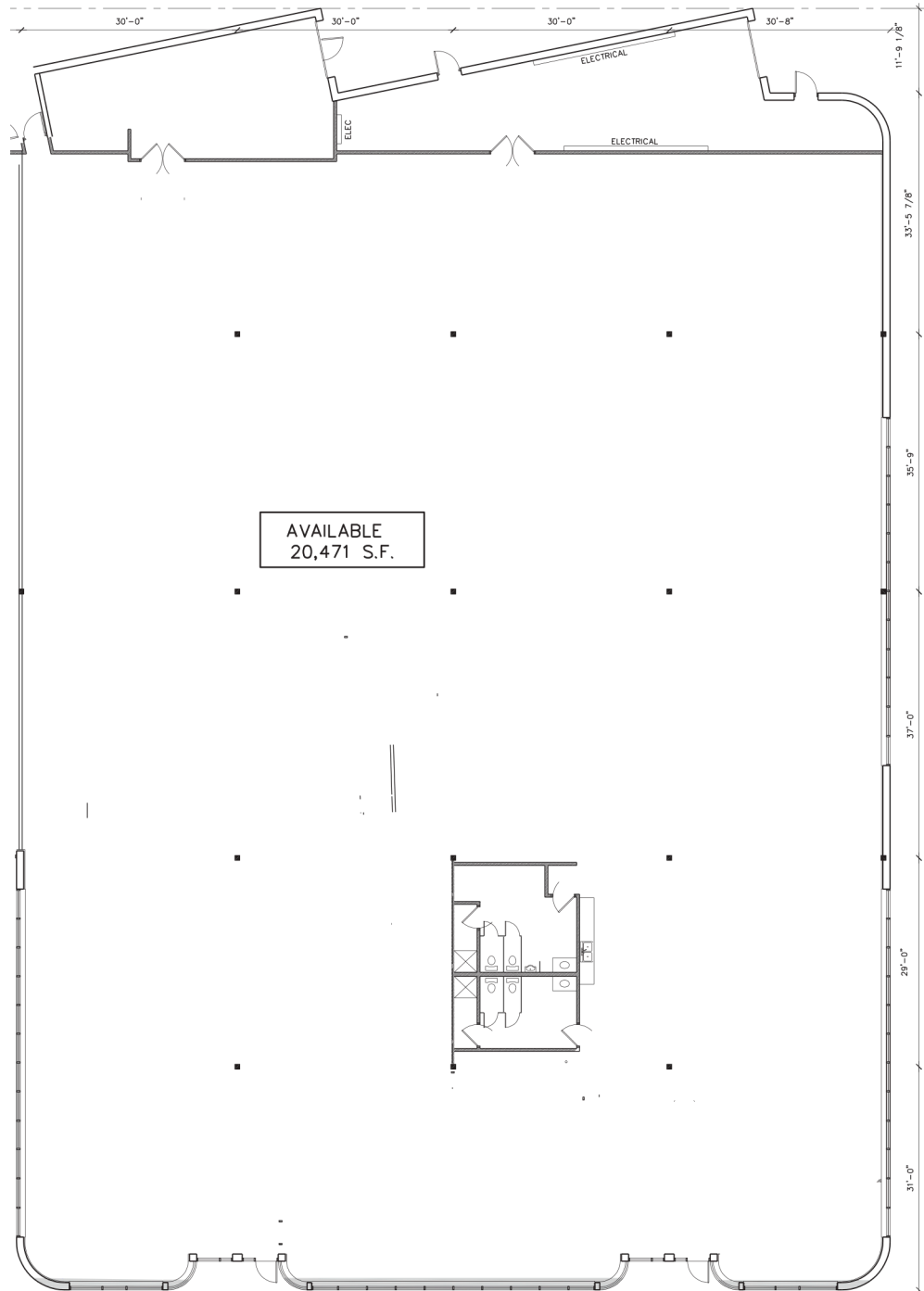
Parking	210 stalls
----------------	------------

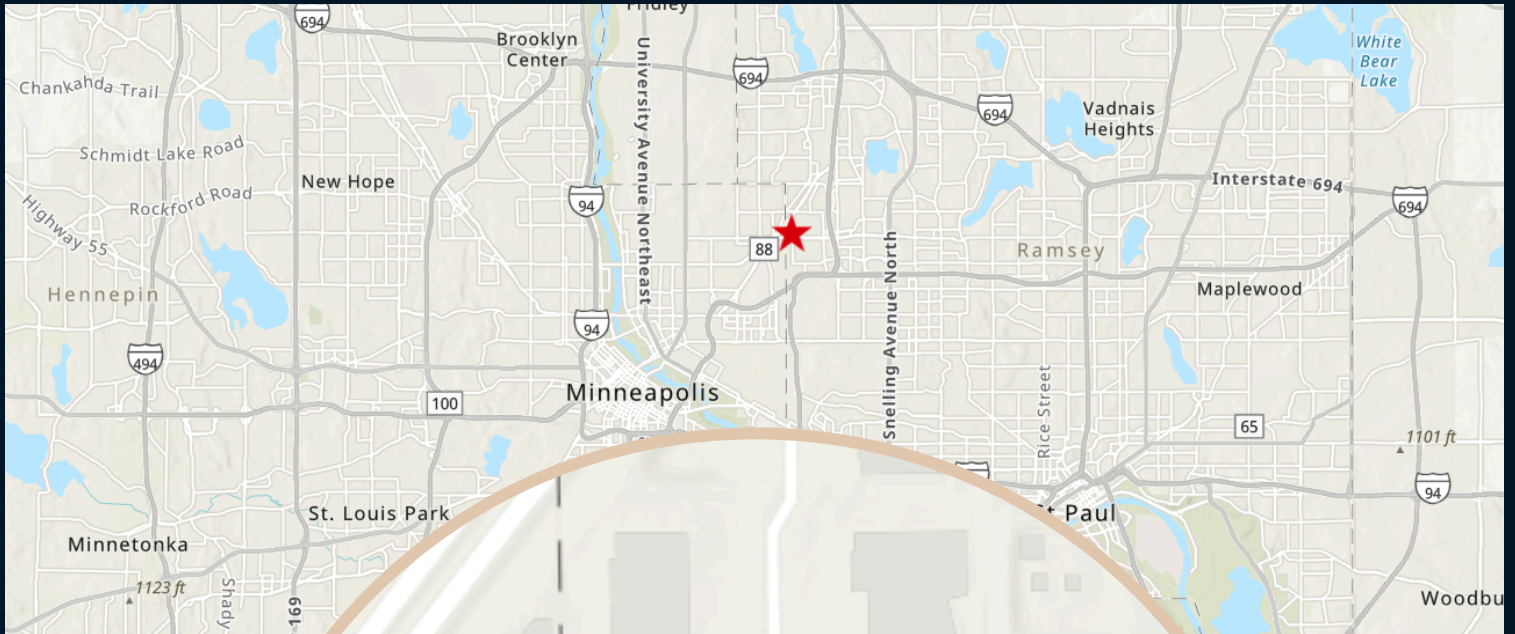
Available now

Floorplan

Suite 2656

20,471 SF Total





Jessica Mogilka
Executive Vice President
jessica.mogilka@jll.com
612-217-6758

Isaac Swartz
Associate
isaac.swartz@jll.com
612-616-4509