#### **Gateway West Business Center II**

2340 County Rd C West, Suite 100-120 | Roseville, MN | US | Ramsey County **Available SF:** 48,334





Building Type:	Industrial
Available SF:	48,334
Total SF:	48,334
Last Updated:	May 14, 2025

#### **Realtor/Owner Contact**

Matt Oelschlager

| matt.oelschlager@cbre.com

### **Property and Area Description**

High-image office/warehouse opportunity Excellent visibility from County Road C with over 10,400 vehicles per day Great for many uses including industrial, retail, office and medical office Immediate access from I-35W and I-694 Central Roseville location with great nearby amenities

## **Population**



**1,297,050**10 Mile Radius

**2,668,692**20 Mile Radius

3,358,310

30 Mile Radius

Source: ESRI<sup>®</sup>, 2024

#### Households



**535,364** 10 Mile Radius

**1,075,767**20 Mile Radius

1,327,751

30 Mile Radius

Source: ESRI<sup>®</sup>, 2024

## **Transportation**

Rail Served: No Rail Accessible: No

Rail Infrastructure in Place: Unknown

#### **Utilities**

Electric: Xcel

# **Property Images**



