

# For Sale | 400 Commerce Court | Vadnais Heights, MN

Sale Offering Memorandum

**FOR SALE**



**NEWMARK**

**Dan Friedner**

Senior Managing Director  
612-430-9991  
[dan.friedner@nrmk.com](mailto:dan.friedner@nrmk.com)

**Jay Chmielecki**

Senior Managing Director  
612-430-9982  
[jay.chmielecki@nrmk.com](mailto:jay.chmielecki@nrmk.com)

**Patrick Cullen**

Associate Director  
612-440-0045  
[patrick.cullen@nrmk.com](mailto:patrick.cullen@nrmk.com)

# PROPERTY OVERVIEW

## THE OFFERING

Newmark is pleased to present 400 Commerce Court available for sale in Vadnais Heights, Minnesota. This industrial building contains approximately 14,010 building square feet situated on 1.69 acres. The property is centrally located in Vadnais Heights, with convenient access to Highway 96, Interstate 35E and Interstate 694. Please contact a member of our team to schedule your property tour.

- ★ **New Roof in 2017**
- ★ **Five (5) AC Roof Top Units**
- ★ **Future Expansion Opportunity**
- ★ **Air Exhaust Handler & Air Compressor**



## DETAILS

**Address** 400 Commerce Court | Vadnais Heights, MN

**PID #** 20-30-22-23-00-33

**Building Size** First Floor Warehouse: 10,110 SF  
First Floor Office: 1,200 SF  
Second Floor Office: 2,700 SF  
**14,010 SF - Total**

**Lot Size** 1.69 AC

**Stories** 2

**Year Built** 1987

**Loading** One (1) Dock Door

**Clear Height** 20'

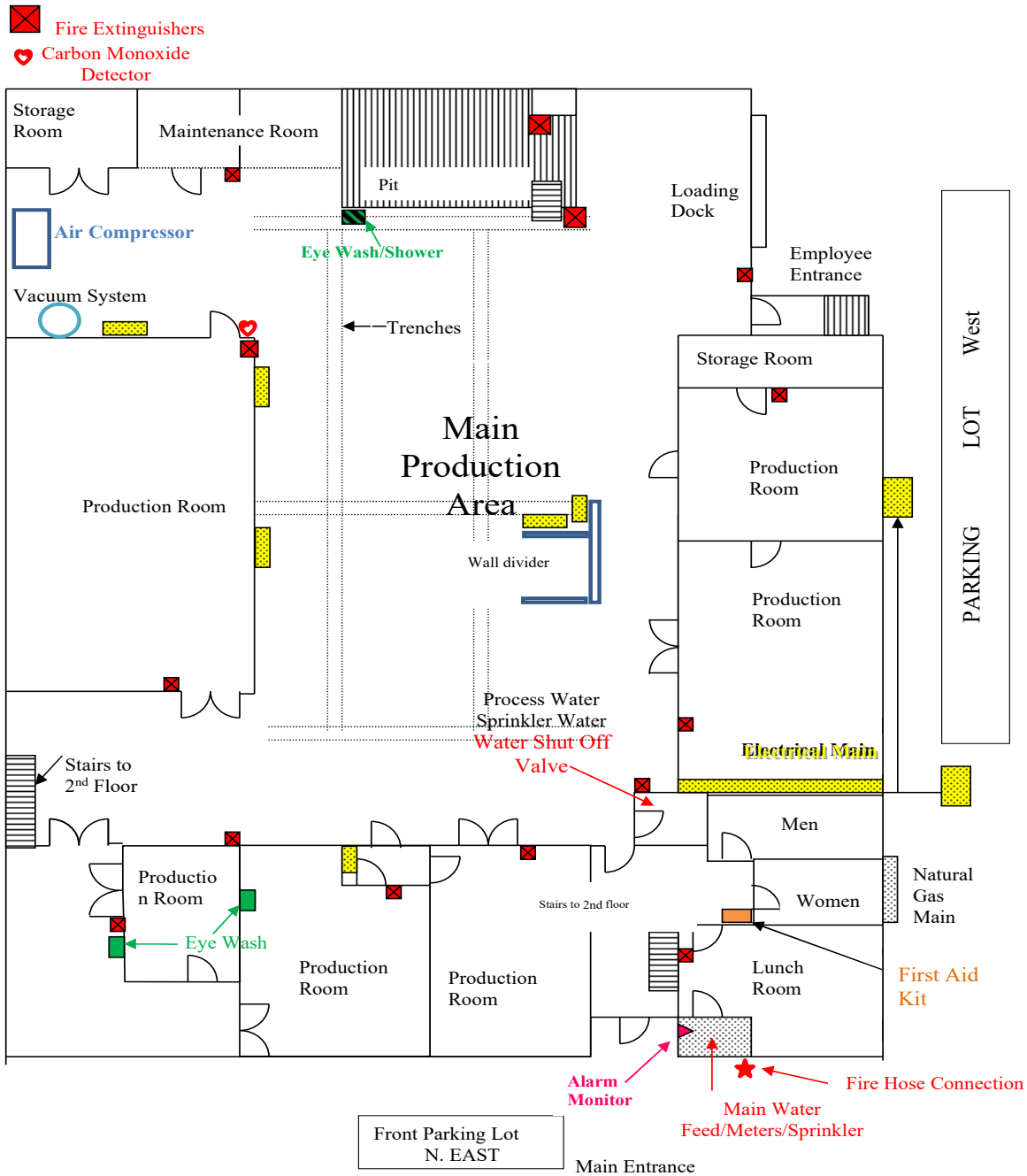
**Zoning** OB-Office Business District

**2024 RE Taxes** \$43,567

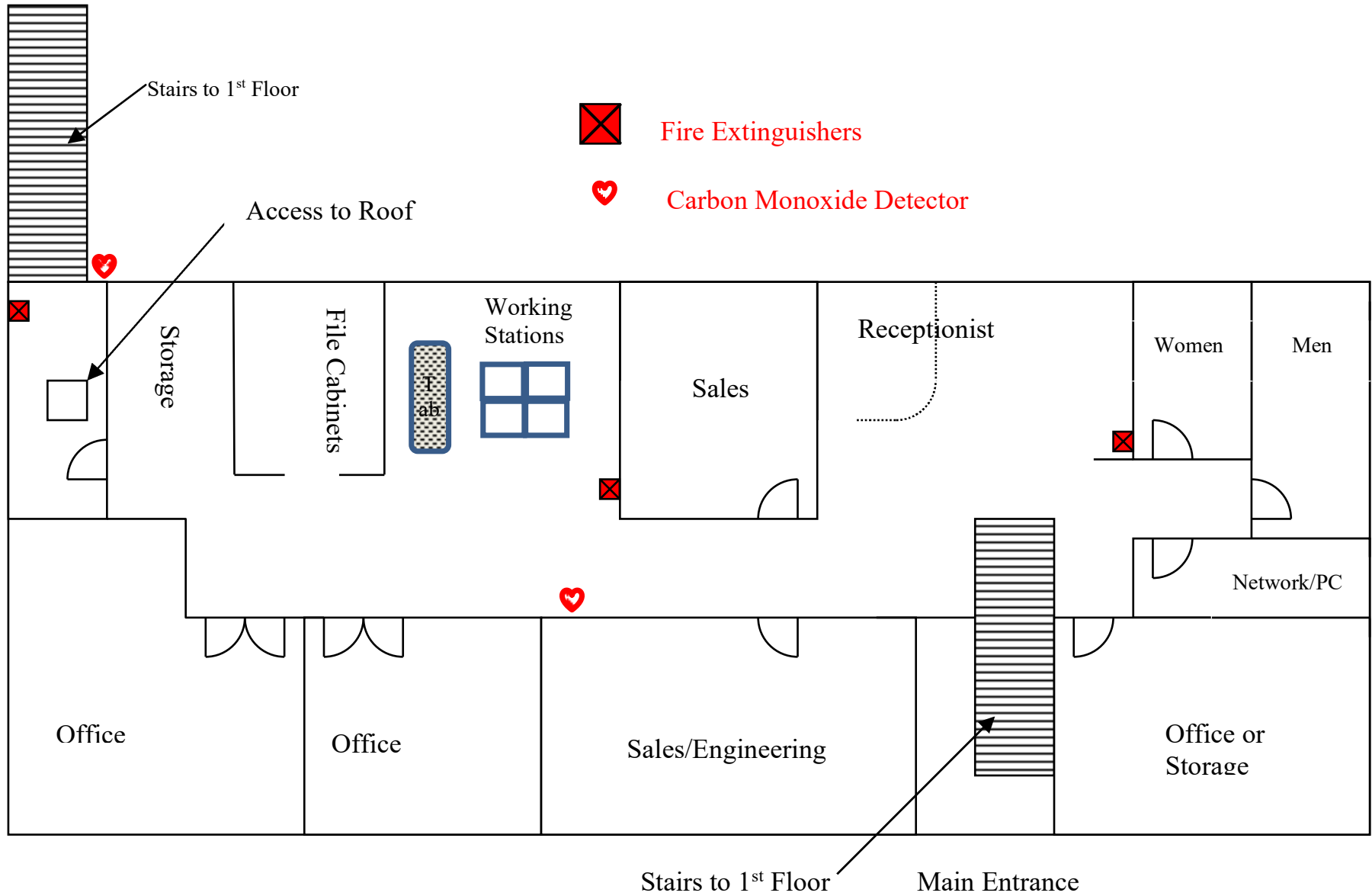
**Sale Price** **\$2,295,000** **\$2,185,560.00**

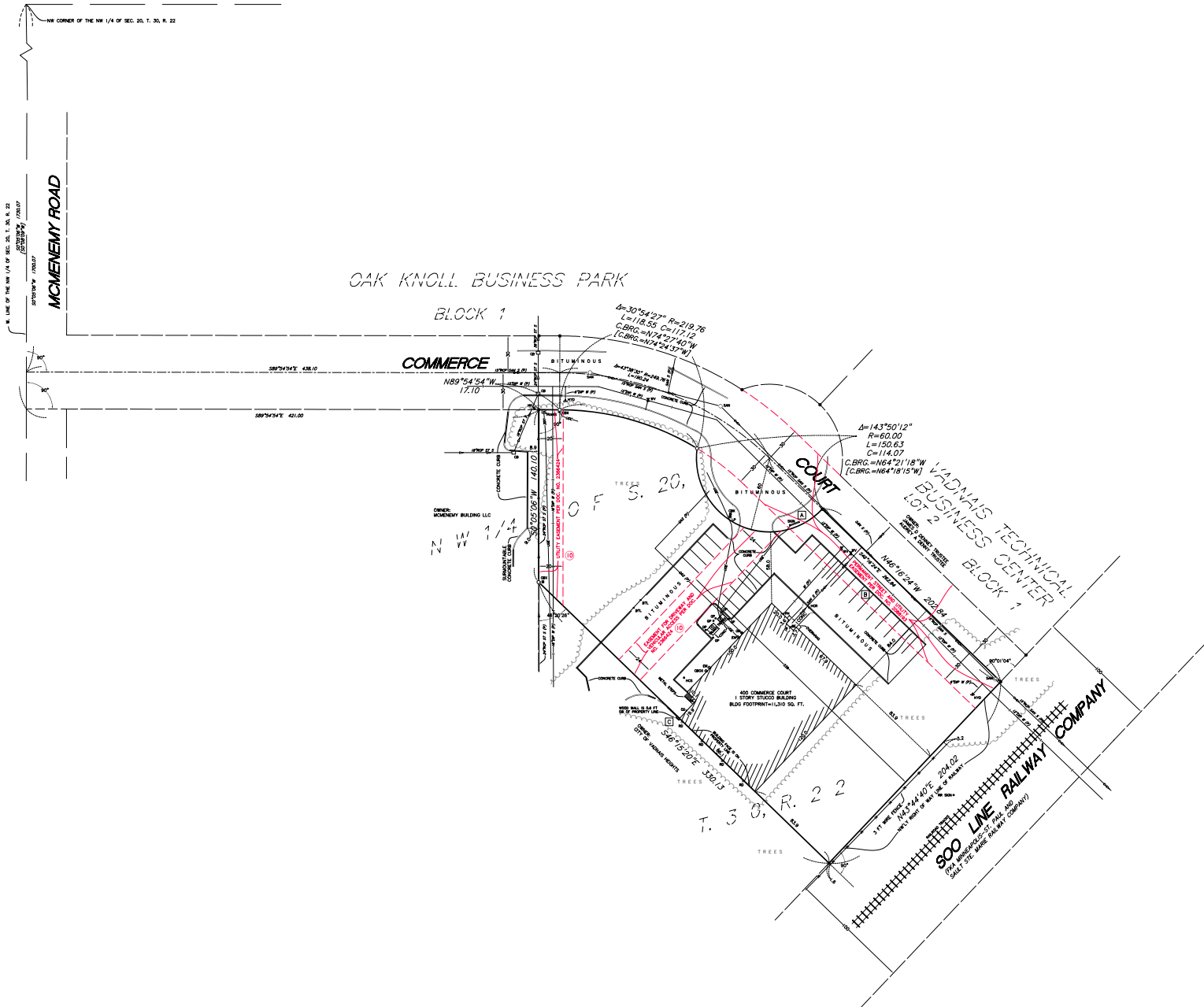


# FIRST FLOOR - FLOOR PLAN

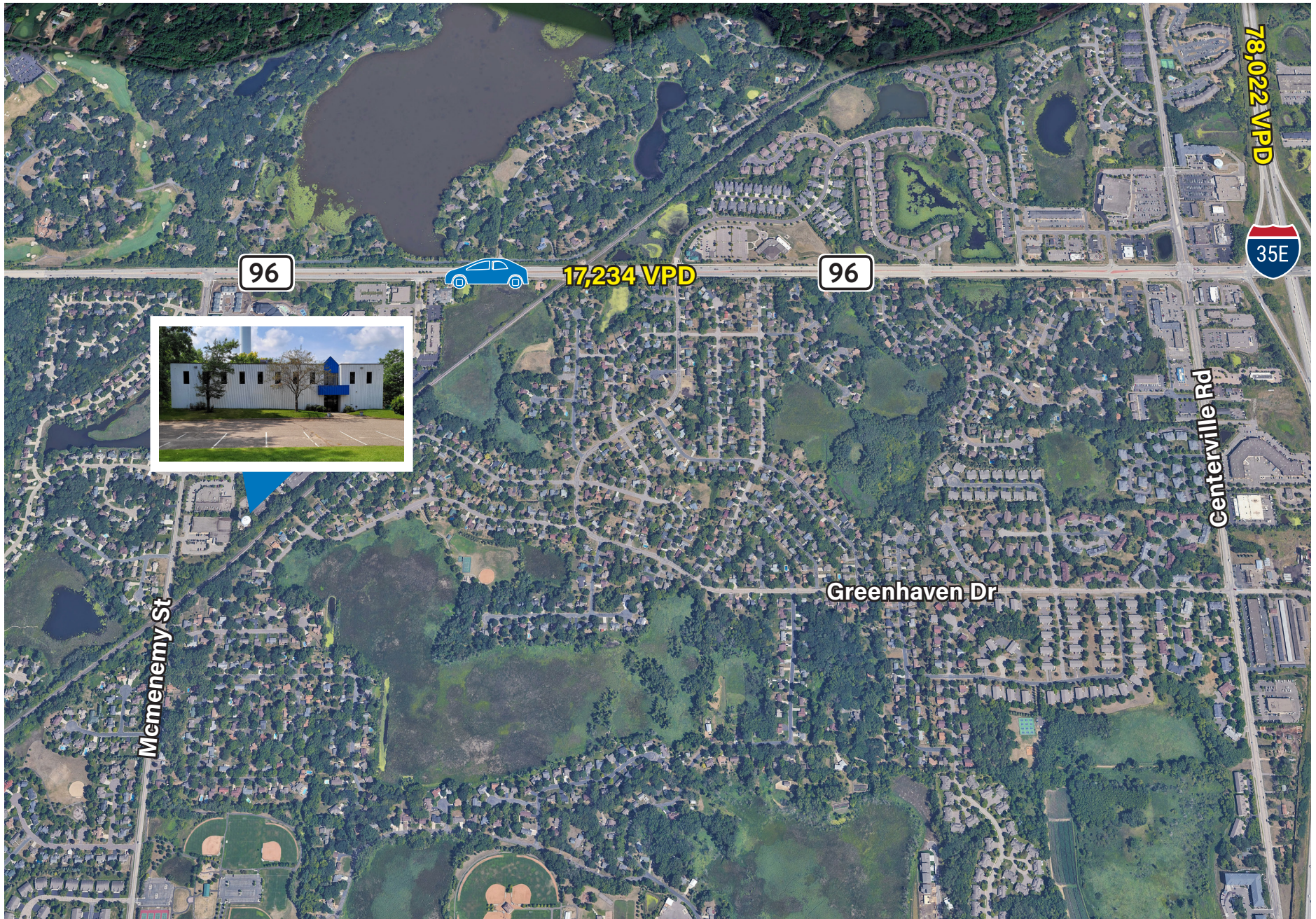


# SECOND FLOOR - FLOOR PLAN





# AERIAL MAP



# INTERIOR PHOTOS



# EXTERIOR PHOTOS





**NEWMARK**

**Dan Friedner**

Senior Managing Director  
612-430-9991  
dan.friedner@nrmk.com

**Jay Chmielecki**

Senior Managing Director  
612-430-9982  
jay.chmielecki@nrmk.com

**Patrick Cullen**

Associate Director  
612-440-0045  
patrick.cullen@nrmk.com