

FOR SALE

STACK
INDUSTRIAL PARTNERS

4000 LABORE ROAD

Vadnais Heights, MN 55110

Rail-Served IOS Platform with Integrated
Industrial Improvements



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PROPERTY OVERVIEW

4000 LABORE RD, VADNAIS HEIGHTS, MN

When location, land, and logistics align, the result is a property that stands apart from anything else on the market. With 23.56 acres of usable yard/IOS, direct rail service, access to I-35E within one mile, and just two miles from the 494/694 loop, this industrial site delivers the infrastructure that drives operational efficiency and long-term value. Properties with this combination of assets are genuinely rare in the Twin Cities metro.

General Property Information

Total Size of All Buildings
85,271 SF

Loading
Multiple Large Drive-In Doors w/ Drive-Thru Capabilities

Total Acreage
54.96 AC

Total Usable Acreage
23.56 AC (1,026,274 SF)

Construction & Structure
Wood frame/steel roof structures, slab-on-grade foundations, heavy timber industrial configuration

Rail Provider
Minnesota Commercial Railway (MNNR) & Connectivity to BNSF & Class I Network

Parking
47 Striped Stalls & Extensive Unpaved Yard Parking

Roof Age
2014

County
Ramsey

Zoning
I - Industrial

Utilities

Cable & Internet Provider
Xfinity

Power
Energy Transformer on Site: 500 kVA

Gas Provider
Xcel Energy

Water/Sewer
On-Site Well Water & Septic Systems
City Utilities Nearby (not connected)

Sale Details

Sale Price
Negotiable

Property Taxes (2026)
\$173,734



Seller Due Diligence Completed

- Phase 1
- Survey
- Wetland Delineation (23.56 AC)

PROPERTY DETAILS



BUILDING DETAILS



BUILDING #1 Warehouse

- Building Size: 44,500 SF
- Year Built: 1972
- Loading: 4 Drive-Ins | 1 Rail Door
- Clear Height: 24'-45'
- Sprinkler: 100% Dry System
- Rail: Rail into Building
- Cranes: 5-Ton Bridge Crane



BUILDING #2 Fabrication Shop & Office

- Building Size: 34,800 SF
- Office Size: 9,550 SF
- Year Built: 1973 & 2000
- Loading: 5 Drive-Ins | 1 Door
- Clear Height: 14'-22'
- Sprinkler: 100% Wet System

BUILDING #1 DETAILS



BUILDING #1 DETAILS



Building Use
Warehouse



Building Size
44,500 SF

NORTHEAST SIDE



Loading
2 Drive-Ins
16' x 18'



Rail Door
1 Rail Door
17' x 23'

LOADING & ACCESS

SOUTHWEST SIDE



Loading
1 Drive-In
20' x 20'



Loading
2 Drive-Ins
16' x 18'

Year Built
1972

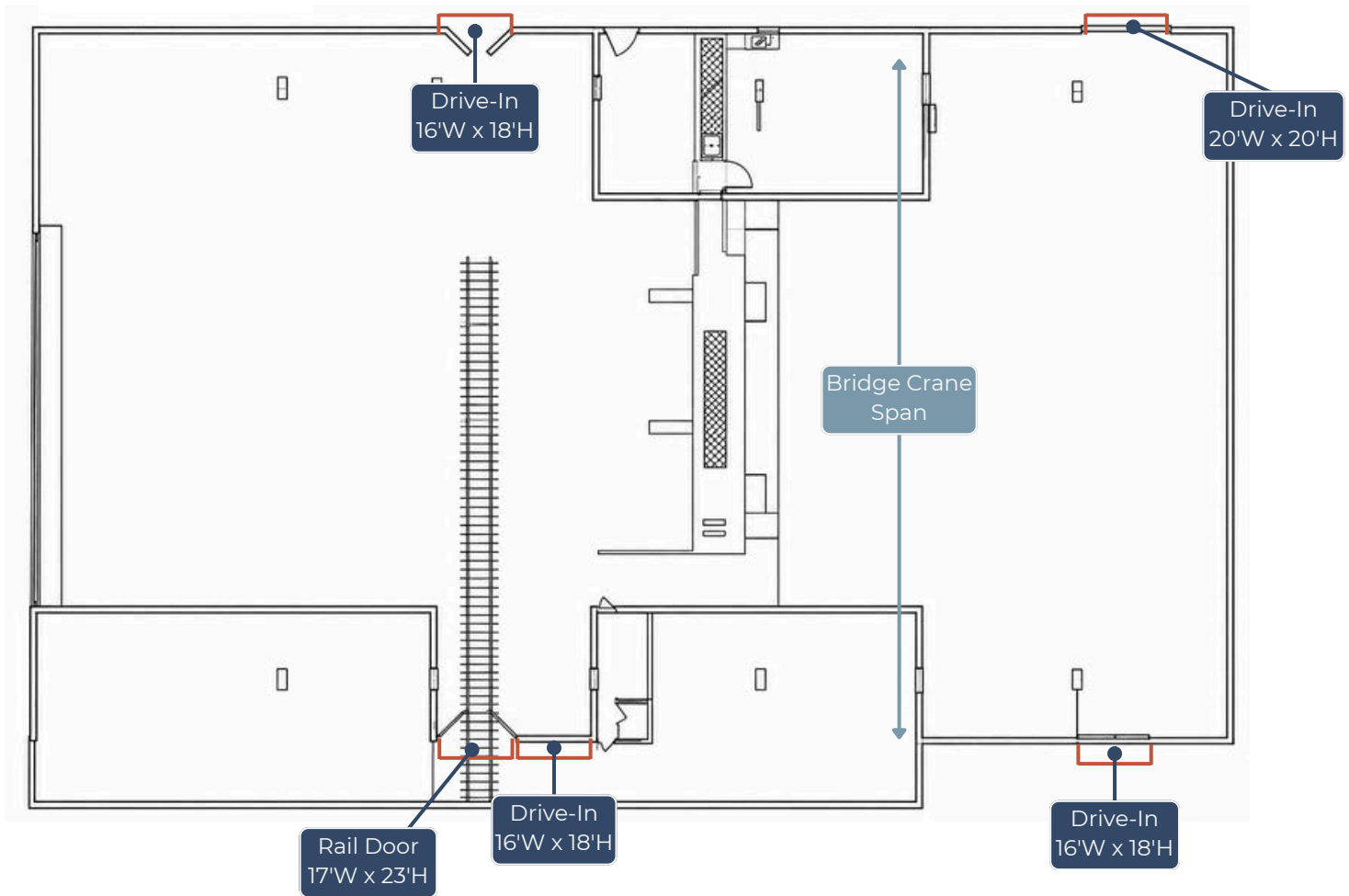
Clear Height
12' - 45'

Sprinkler
100% Dry System

Rail Access
Rail Into Building

Cranes
5-Ton Bridge

BUILDING #1 FLOOR PLAN



BUILDING HIGHLIGHTS



BRIDGE CRANE

5-Ton Bridge Crane
Spanning Warehouse
(approx. 80')



COLUMN SPACING

Efficient Column
Spacing for Flexible
Operations



ACCESS POINTS

Multiple Access Points
for Truck & Rail

BUILDING #2 DETAILS



BUILDING #2 DETAILS



Building Use
Fabrication Shop & Office



Building Size
34,800 SF

LOADING



Loading
1 Drive-In
12' x 12'



Loading
4 Drive-Ins
18' x 16'

ADDITIONAL INFORMATION



Office Size
9,550 SF



Fabrication/Shop Size
25,250 SF

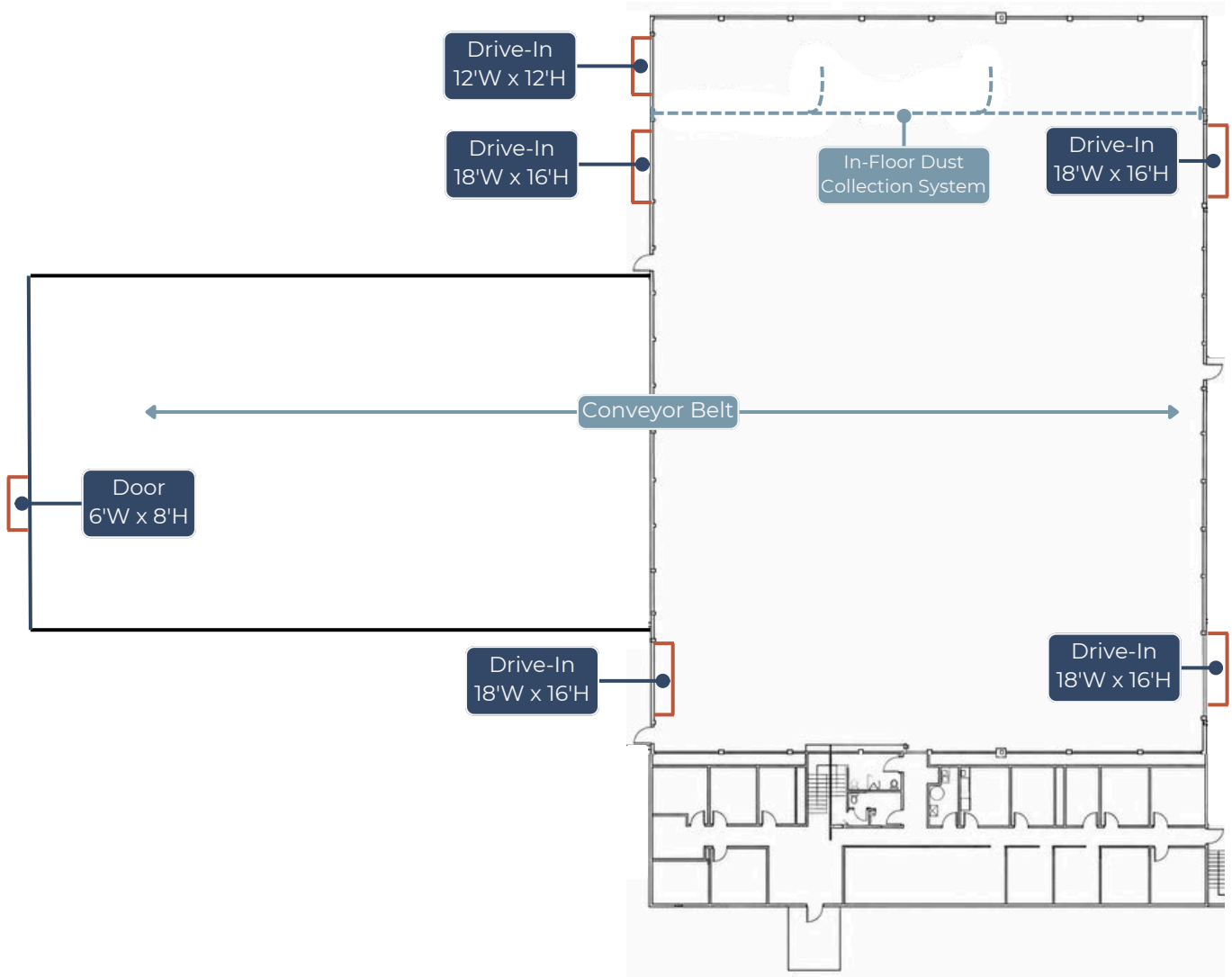
Year Built
1973 & 2000

Clear Height
14' - 22'

Power
(2) 1,600 amp Panels

Sprinkler
100% Wet System

BUILDING #2 FLOOR PLAN



BUILDING HIGHLIGHTS



DUST COLLECTION SYSTEM

In-Floor Dust Collection System to Support a Clean Environment



CONVEYOR BELT

Direct Conveyor Belt Connection for Seamless Operations



DRIVE-IN DOORS

Multiple Drive-In Doors for Efficient Access and Operations

PROPERTY AERIAL & DETAILS



RAIL ACCESS



Active Rail Spur On-Site



Served by Minnesota Commercial Railway (MNNR)



Connectivity to BNSF and Class I Network



Capable of Multiple Railcar Handling (4 Carloads)



Historically Serviced approx. 3 Times a Week

TRUCK / YARD



Drive-Through Building Design



Yard Tractor for Trailer Movement

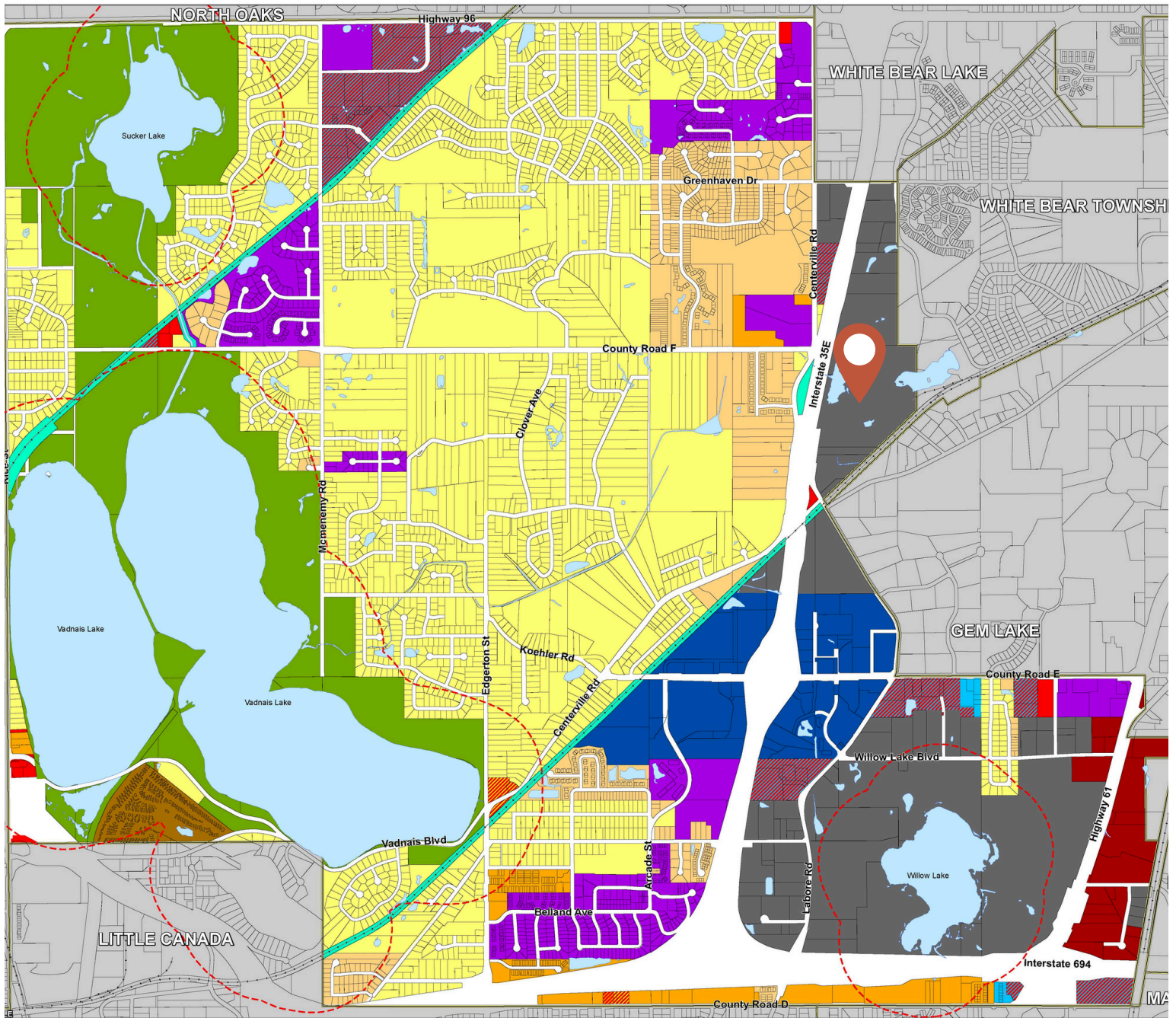


Large-Scale IOS Yard Staging

PROPERTY IMAGES



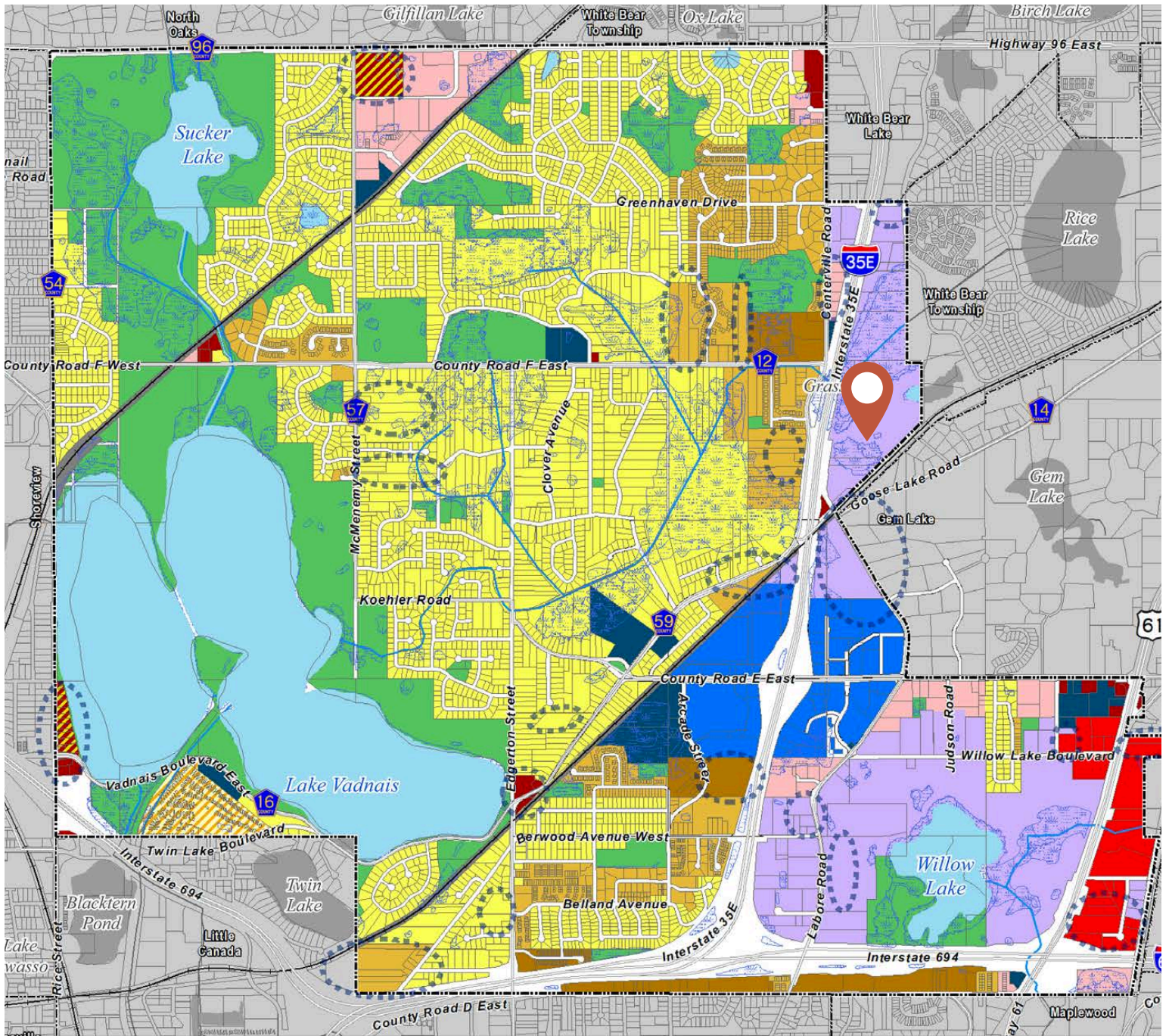
ZONING MAP




City of Vadnais Heights Zoning

- | | | | |
|-----------------------------|---------------------------------|---------------------------------|--------------------------------|
| Shoreland Overlay District | R2 - Residence Two District | C2 - Commercial Two District | CC - City Center District |
| Open Water | R3 - Residence Three District | C2A - Commercial Two-A District | I - Industrial District |
| Parcels | R4 - Residence Four District | C3 - Commercial Three District | WW - Water Works District |
| R1 - Residence One District | C1 - Commercial One District | O - Office District | PUD - Planned Unit Development |
| R2 - Residence Two District | C1A - Commercial One-A District | OB - Office Business District | -9999, Unzoned Parcels |







COMP PLAN LAND USE



Future Land Use Categories

 Low Density Residential	 Office-Business	 Public, Institutional or
 Manufactured Housing Park	 Commercial	 Railway
 Medium Density Residential	 Highway Commercial	 City Center Land Use
 High Density Residential	 Industrial	 Right of Way
 Mixed Use	 Open Water	

Legend

 Vadnais Heights City Limits
 City/Township Boundaries
 Potential Redevelopment/Infill Area
 Streams
 Railroad
 National Wetland Inventory

PERMITTED & ACCESSORY USES

PERMITTED USES



- Athletic clubs.



- Electrical, plumbing, water, gas or steam fitting shops.



- Manufacturing, compounding, processing, packaging, treatment and assembly of products and materials.



- Offices; business professional, medical or institutional.



- Restaurants, including those offering on-sale liquor, including convenience food types.



- Scientific research, investigation, testing or experimentation, including laboratories.



- Warehousing.



- Office showroom buildings, in compliance with the applicable definition in section 38-3.



- Public utility uses, public parks provisions of underground utilities and the use of solar energy systems, including solar collectors for the use of the particular site, storage facilities and distribution components of space heating and cooling and domestic water heating.



- Screened outside storage of materials, supplies, products or equipment.

ACCESSORY USES



- Personnel service facilities providing personal services, education, recreation, entertainment, food and convenience goods primarily for those personnel employed for the principal use. These personnel facilities do not include daycare, educational or recreational services for minors.
















- Signs, in compliance with applicable standards in article VI of this chapter.



- On-site retail sales, but only after review by the development review committee that such retail sales are compatible with surrounding land uses and compliant with applicable standards

CONDITIONAL USES

CONDITIONAL USES

-  • Motor vehicle body shops subject to the same conditions as in section 38-273(b)(7).
-  • Hotels and motels.
-  • Trucking businesses.
-  • Seasonal businesses.
-  • Kennels of more than five domestic animals.
-  • Bulk storage of liquid.
-  • Non-accessory signs as permitted by city sign regulations.
-  • Reserved.
-  • Adult uses as regulated by article V of this chapter.
-  • Self-storage unit facilities, with or without living quarters.
 - If the living quarters are in a separate structure from the self-storage unit facilities:
 - At least a portion of the principal business use (i.e., the office) shall be in the same structure with the living quarters.
 - The exterior materials of the living quarters structure shall be constructed of the same material as the self-storage unit facilities.
 - The living quarters shall be equipped with fire protection sprinklers.
 - Prohibit any and all commercial, industrial, or residential uses other than storage within the self-storage facilities.
 - Prohibit storage of any hazardous materials, chemicals, gasoline, or flammable liquids in any storage space, except for normal household quantities. Prohibit the storage of propane tanks or flammable gases.
-  • Microbreweries, microdistilleries, and wineries in compliance with section 38- 623.
-  • Transportation/transit facility, in compliance with the following conditions:
 - The property shall be occupied by a principal building of no less than 50,000 square feet.
 - The use shall not be located within 500 feet from any residentially-zoned property, measured from the closest point of the lot lines.
 - All maintenance activities, including vehicle washing, shall be conducted within the principal building.
 - Outdoor storage of vehicles, equipment, or other materials shall be located in rear or side yards of the property on a paved surface and screened by a solid opaque wall or fence up to ten feet in height equipped with a security gates. The city council may require a taller fence by conditional use permit or additional landscaping, depending on the nature of the storage activities.
 - Vehicles stored outside shall be licensed and operational and parked within designated striped parking stalls in compliance with the applicable setbacks. The required drive aisles is unobstructed.
 - A traffic circulation plan that demonstrates that the use does not conflict with other operations on the property or on surrounding properties, shall be submitted for review and approval by the city engineer.
 - Bulk storage of liquids shall be in compliance with section 38-619.
 - Hours of operation may be limited by the city council upon findings that certain activities may negatively affect surrounding properties.
 - Additional conditions that mitigate potential negative impacts to surrounding properties, natural environment, traffic, and infrastructure may be included, as determined by the city council.
-  • Screened outside storage of materials, supplies, products or equipment.

OPERATING & ASSET OVERVIEW

OPERATING & FINANCIAL



Income (Existing)



Cell Tower Lease

~\$26,400 / Yr



Billboard Lease

~\$24,000-\$26,880 / Yr

CAPITAL IMPROVEMENTS & MAINTENANCE



Known Improvements

- ✓ Roof Replacement (2014)
- ✓ Conveyor & Material Handling Systems
- ✓ Crane & Hoist Systems
- ✓ Geothermal HVAC System

Maintenance

- ✓ Equipment & Yard Systems Actively Maintained
- ✓ Yard Tractor & Forklifts in Working Condition

EQUIPMENT & PERSONAL PROPERTY

Available For Sale separately and Subject to Final Confirmation



Material Handling

- 6 Forklifts (6,000 - 15,000 lb capacity)
- Yard Tractor



Production Equipment

- Timesaver Industrial Sander
- Multiscore System
- Unipoint Radical Arm Saw
- Northfield Upcut Saw
- Double-End Tenoner
- Woodmizer System



Systems

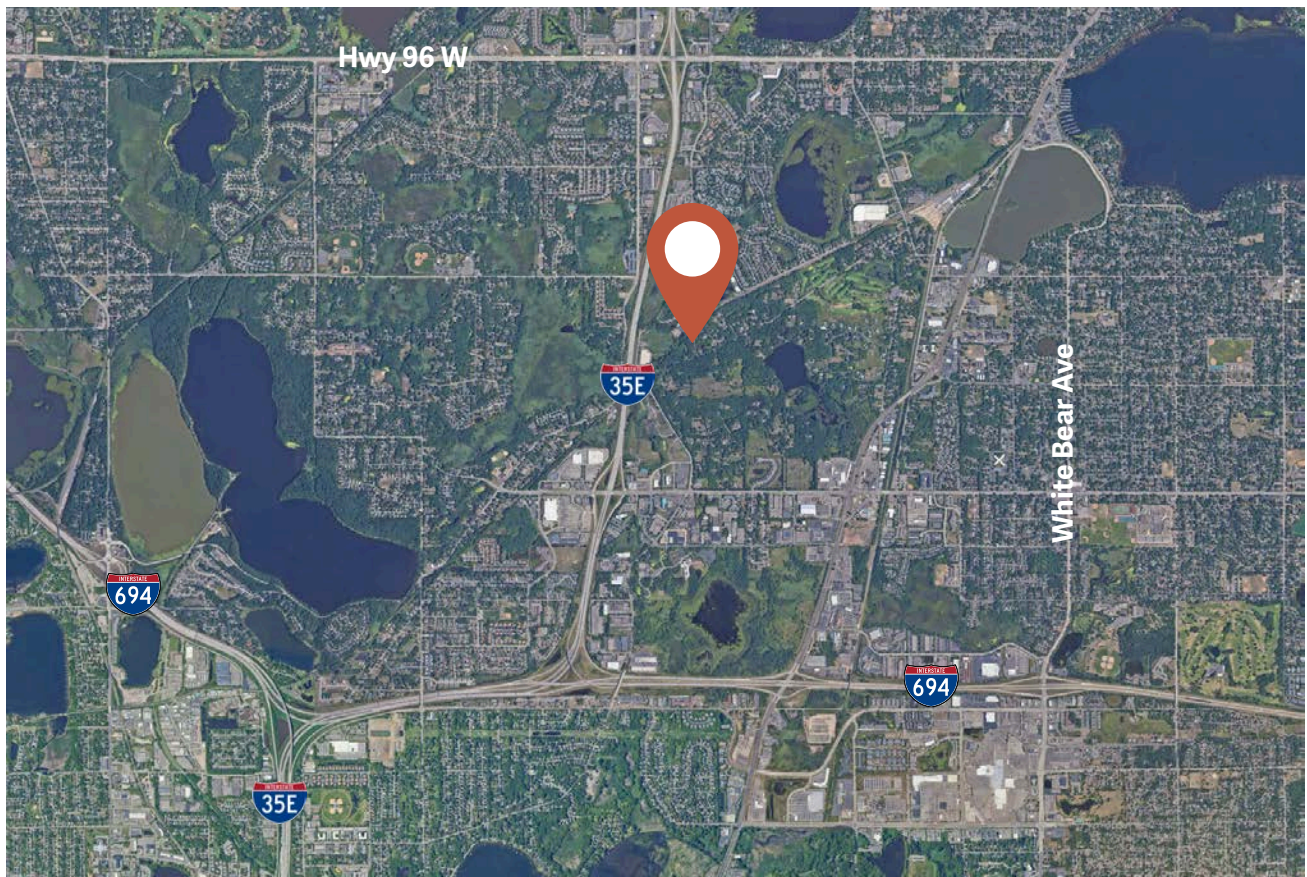
- Conveyor Lines (70'+ Runs)
- Hoist Systems
- Bridge Crane



Tools

- Portable Cutting Equipment
- Full Shop Tool Inventory

LOCATION & AMENITIES



Nearby Restaurants

Jimmy's Food & Cocktails
Perkins Restaurant & Bakery
Chipotle
Red Savoy Pizza
Dairy Queen
Noodles & Company
Applebee's Bar & Grill
Culvers
Punch Pizza
Arby's
Panera Bread



Nearby Retail

Target
Walmart
Northern Tool
Marshalls
Great Clips
AutoZone
Walgreens
Holiday Station Stores
Kwik Trip
Fresh Thyme
GNC

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