

# For sale

3860 Labore Rd, Vadnais Heights, MN

4,637 SF Available



# Building specifications

<b>Building SF</b>	4,637 SF
<b>Office SF</b>	2,395 SF
<b>Warehouse SF</b>	2,242 SF
<b>Mezzanine</b>	1,250 SF
<b>Site Area</b>	0.95 acres
<b>Year Built</b>	1989
<b>Clear Height</b>	24' at peak
<b>Drive-in Doors</b>	One (1) 12' x 14' door Three (3) 10' x 10' doors
<b>Power</b>	Est at 200 amps
<b>Lighting</b>	LED
<b>Zoning</b>	I - Industrial District
<b>Parking</b>	16 stalls (expandable)
<b>Trailer Parking</b>	Available
<b>Utilities</b>	City sewer and water
<b>Sale Price</b>	\$799,000.00
<b>Est. 2026 Taxes</b>	\$12,212
<b>Available</b>	TBD



Excellent Access to Hwy 35E,  
Hwy 61 and Cty Rd E



Ability to expand  
building

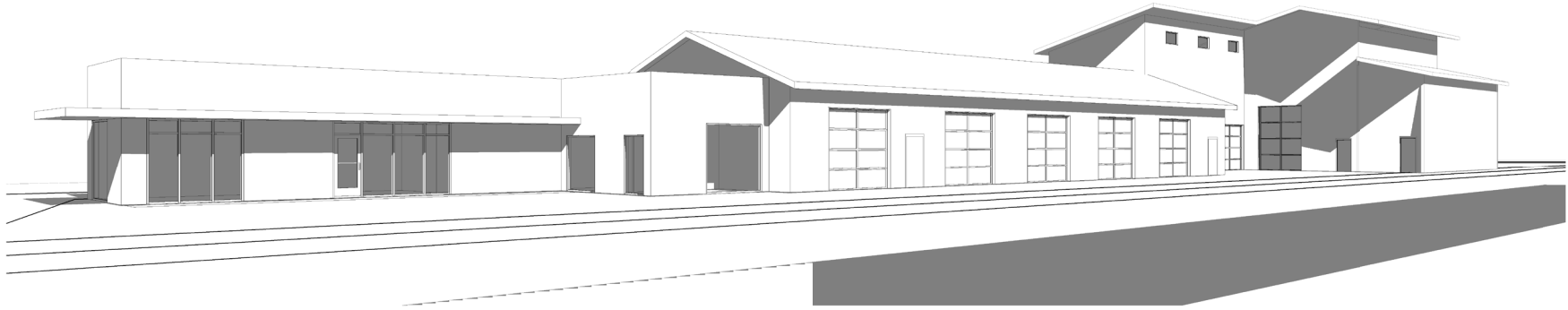


Meticulously  
maintained property

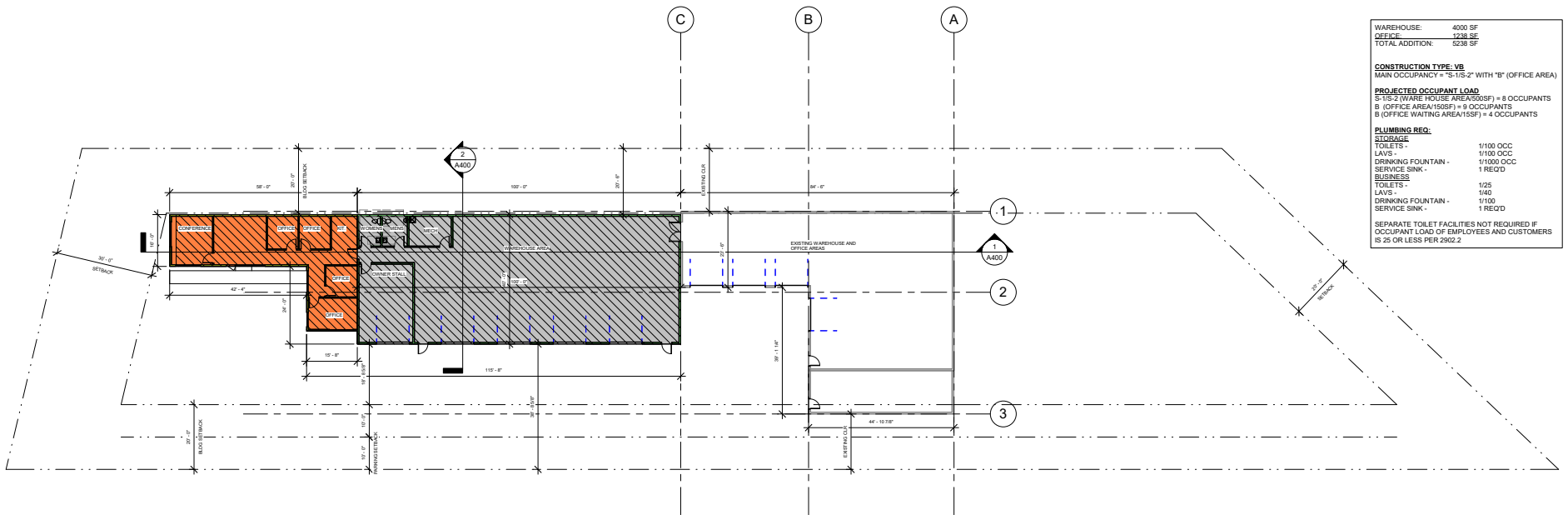


Potential for outside storage/  
secured parking

# Potential building expansion



2 FRONT VIEW



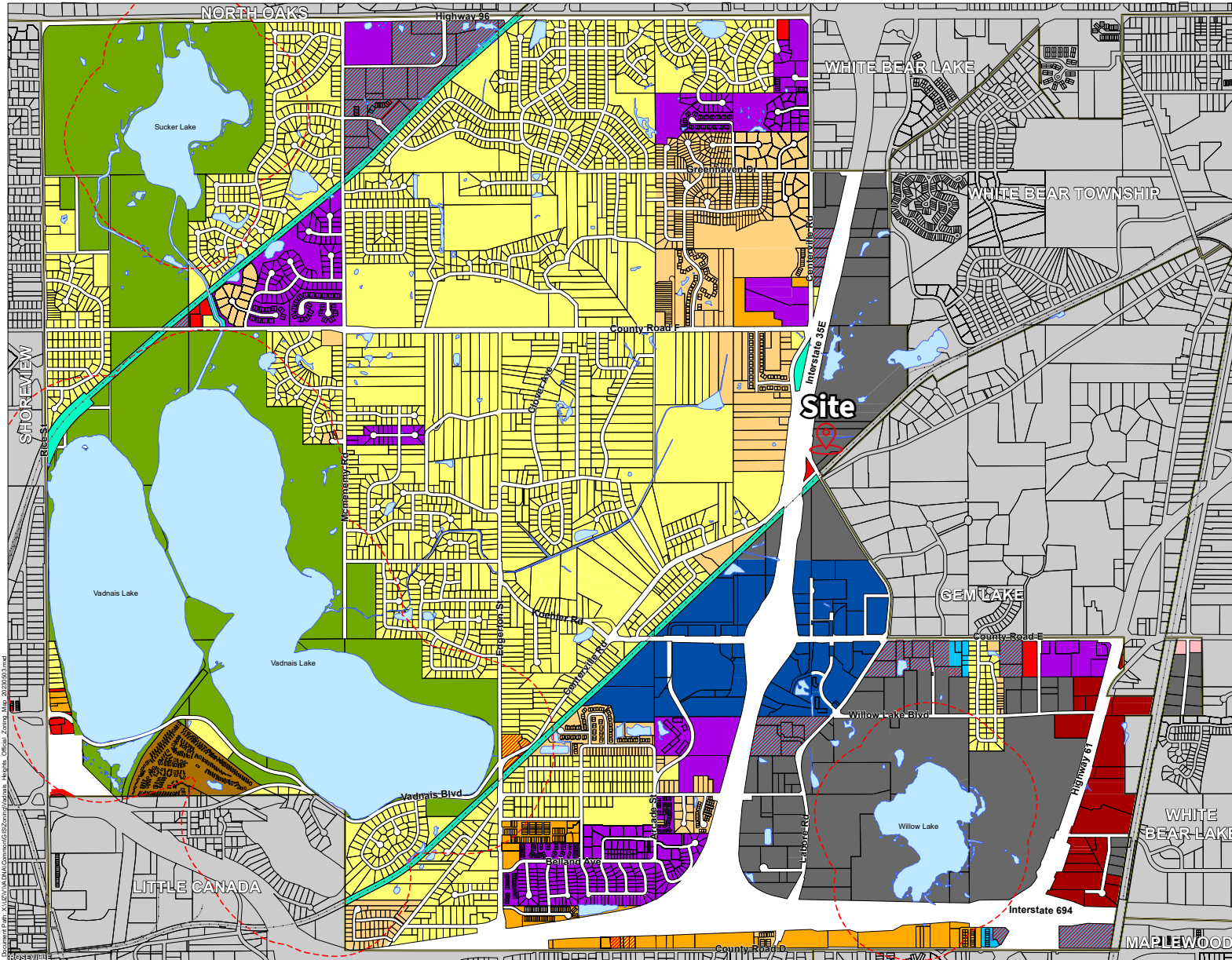
WAREHOUSE:	4000 SF
OFFICE:	1238 SF
TOTAL ADDITION:	5238 SF
<b>CONSTRUCTION TYPE: VB</b>	
MAIN OCCUPANCY = "S-1S-2" WITH "B" (OFFICE AREA)	
<b>PROJECTED OCCUPANT LOAD</b>	
S-1S-2 (WAREHOUSE AREA/500SF) = 8 OCCUPANTS	
B (OFFICE AREA/150SF) = 9 OCCUPANTS	
B (OFFICE WAITING AREA/15SF) = 4 OCCUPANTS	
<b>PLUMBING REQ.:</b>	
<b>STORAGE:</b>	
TOILETS -	1/100 OCC
LAVS -	1/100 OCC
DRINKING FOUNTAIN -	1/1000 OCC
SERVICE SINK -	1 REQ/D
<b>BUSINESS:</b>	
TOILETS -	1/25
LAVS -	1/40
DRINKING FOUNTAIN -	1/100
SERVICE SINK -	1 REQ/D
SEPARATE TOILET FACILITIES NOT REQUIRED IF OCCUPANT LOAD OF EMPLOYEES AND CUSTOMERS IS 25 OR LESS PER 2902.2	

1 LEVEL 1  
1/16" = 1'-0"

Property photos



# Zoning

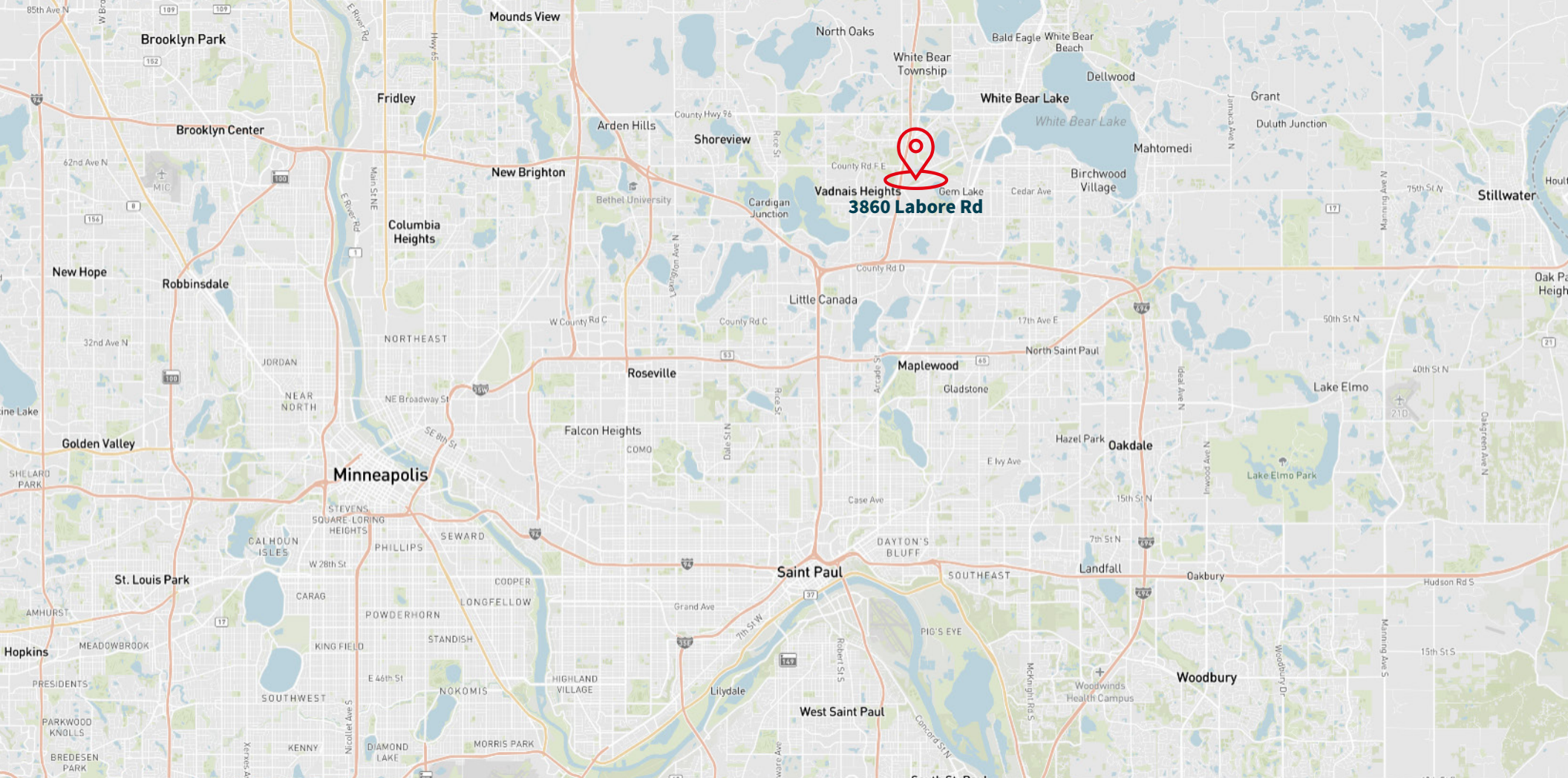


## City of Vadnais Heights Official Zoning Map

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

Source: City of Vadnais Heights, Ramsey County  
 Date of Parcel Data: May 2023  
 June 12, 2023





**Kyle Rafshol**  
Vice President  
kyle.rafshol@jll.com  
+1 612 217 6780

**Jack Nei**  
Associate  
jack.nei@jll.com  
+1 612 217 5128

**JLL**  
250 Nicollet Mall  
Suite 1000  
Minneapolis, MN 55401

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