



OBSIDIAN
GROUP



INDUSTRIAL PROPERTY

FOR LEASE

3250 Fanum Road, Vadnais Heights, MN 55110



CONTACT US

ETHAN FINGER
M: (507)-581-3479
E: ethan@obsidiangroup.com



SAM CARTER
M: (651)-335-2110
E: sam@obsidiangroup.com

3250 Fanum Road is a conveniently located industrial building in Vadnais Heights, MN minutes from 35 and 694. This 10,832 SF building offers 4 drive-ins and outdoor storage. With industrial zoning this property offers a wide variety of uses for several types of businesses to succeed.



AVAILABLE SIZES

Approx. 4,000SF-10,832SF

CAM/TAX

\$7.00/SF (2025)

ZONING

Industrial District

LEASE RATE AND TYPE

\$12.00/SF Net

YEAR BUILT

1980

PERMITTED USES

General Warehouse, Auto, Storage, Manufacture, Etc...

GENERAL HIGHLIGHTS

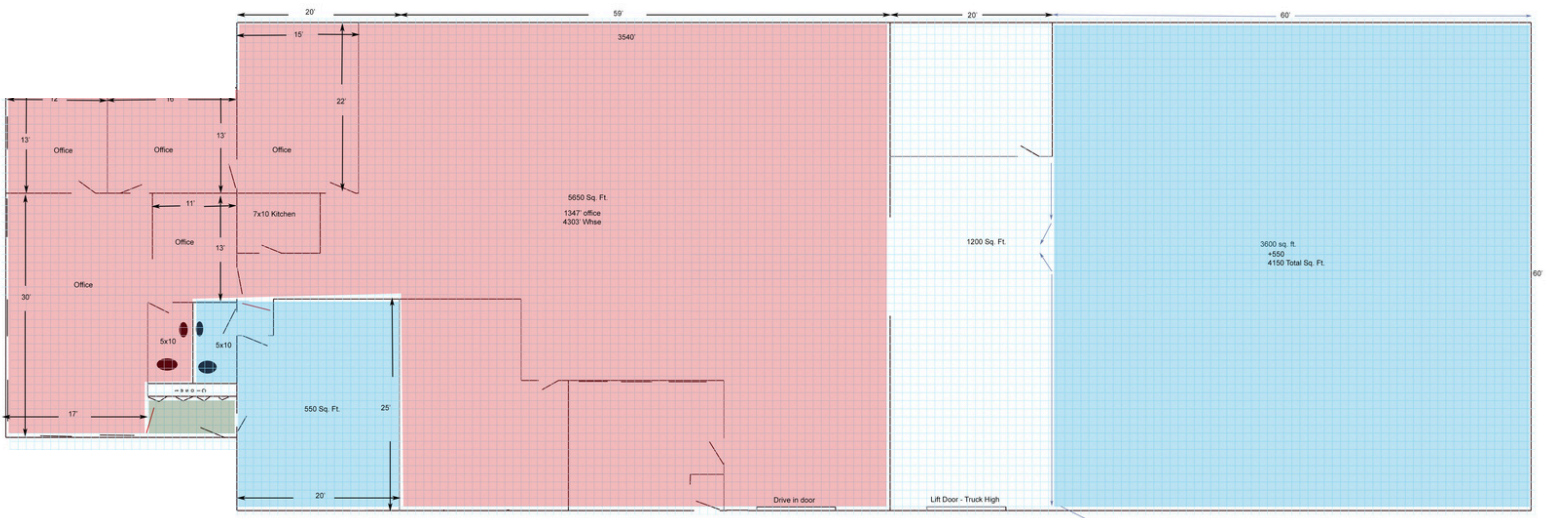
AVAILABILITY	Immediately	TRAFFIC COUNTS:	1,051 VPD (on Goodhue St NE)
SPRINKLER SYSTEM:	Yes	BEST USES:	Manufacturing, machine shop, auto repair
LOADING:	4 drive-ins	HVAC:	Hanging Gas
CLEAR HEIGHT:	14'	PROXIMITY TO HIGHWAY:	1 minutes to 61 and 694 and 3 minutes to 35.
BATHROOMS:	2		

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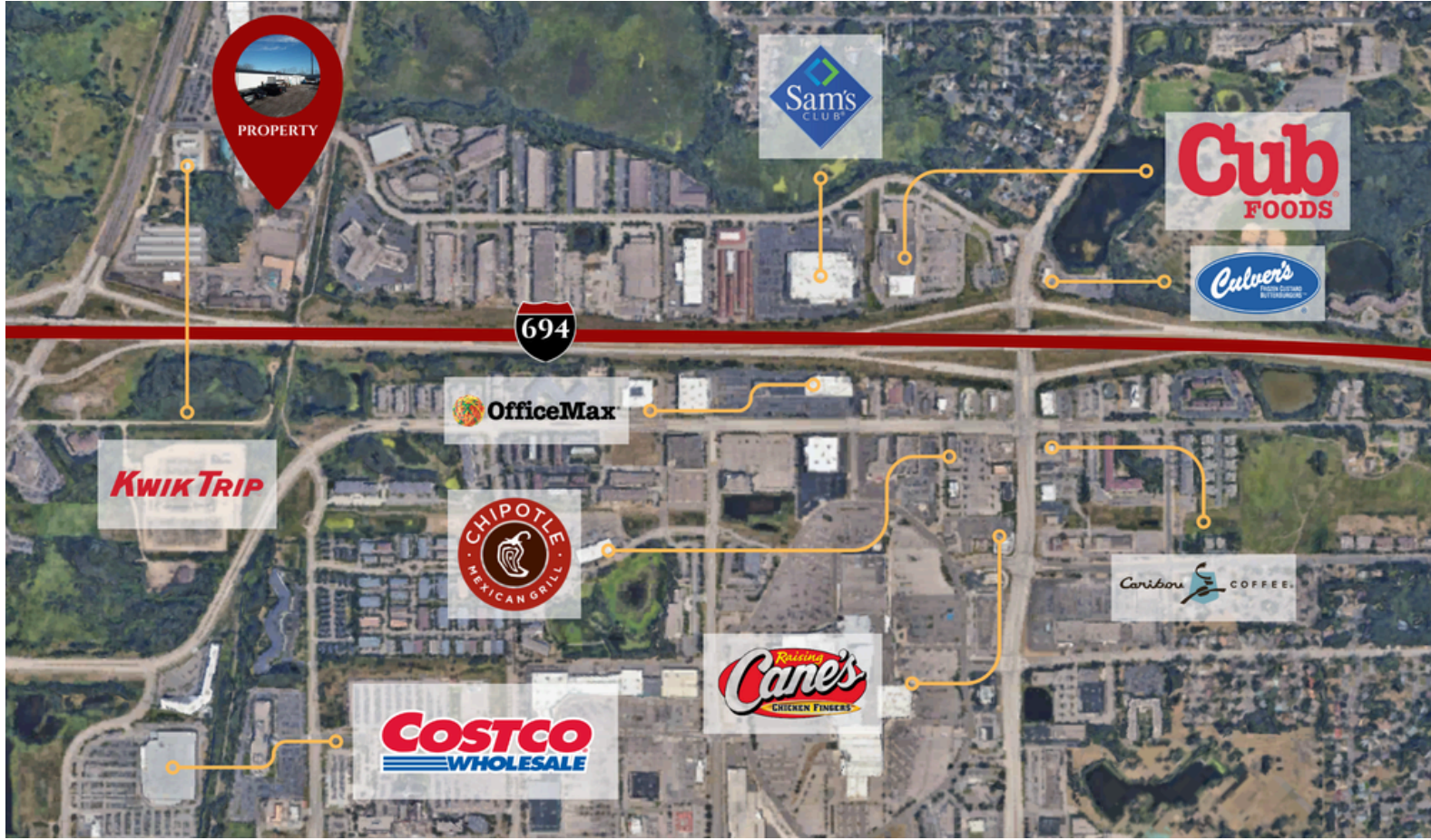
AVAILABLE SPACE Approx. 4,000SF - 10,832SF



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POPULATION	1 MILE	3 MILES
POPULATION	5,635	63,071
MEDIAN AGE	39.90	41.10
DAYTIME EMPLOYEES	11,163	41,171
POPULATION GROWTH '24-'29	-2.64%	-2.25%
HOUSEHOLDS	1 MILE	3 MILES
HOUSEHOLDS	2,456	25,197
MEDIAN HH INCOME	\$73,871	\$78,554
HOUSEHOLD GROWTH '24-'29	-2.89%	-2.40%

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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