

# Industrial Building for Sale

400 COMMERCE COURT | VADNAIS HEIGHTS, MN

14,010 Total SF Building

Heavy Power

Convenient Access to Hwy 96



## Cetra Partners

4455 White Bear Parkway, Suite 600  
White Bear Lake, MN 55110

Jay Chmielecki | Principal  
M: 612-275-3772  
E: [jay@cetrapartners.com](mailto:jay@cetrapartners.com)

Dan Friedner | Principal  
M: 612-599-7864  
E: [dan@cetrapartners.com](mailto:dan@cetrapartners.com)

Patrick Cullen | Principal  
M: 651-308-4271  
E: [patrick@cetrapartners.com](mailto:patrick@cetrapartners.com)

# Property Overview

## LOCATION

400 Commerce Ct | Vadnais Heights, MN

## BUILDING SIZE

First Floor Warehouse: 10,110 SF

First Floor Office: 1,200 SF

Second Floor Office: 2,700 SF

**14,010 SF - Total**

## SITE SIZE

1.69 Acres

## STORIES

Two (2)

## YEAR BUILT

1987

## LOADING

One (1) Dock Door

## CLEAR HEIGHT

20'

## ZONING

OB - Office Business District

## EST. RE TAXES

\$48,876.00

## SALE PRICE

**\$1,995,000.00**



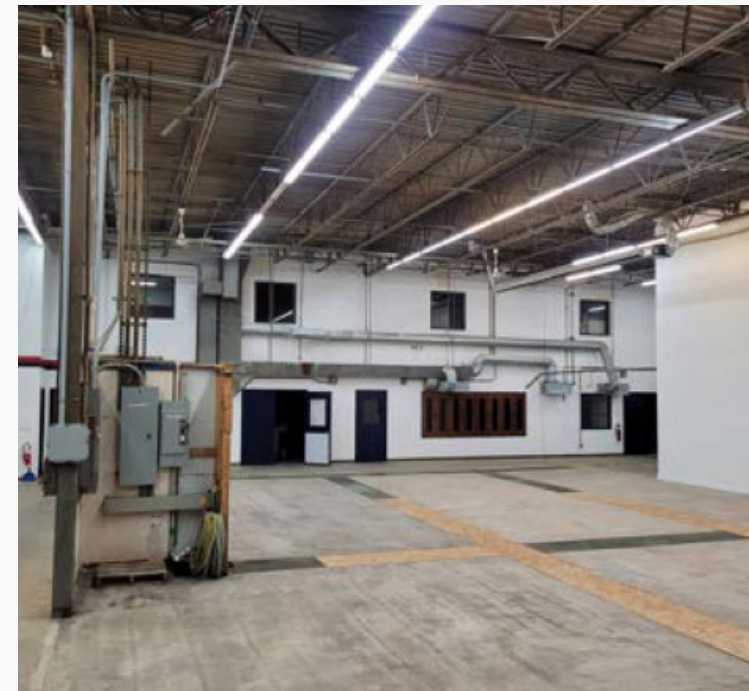
## Property Highlights

- Restored Roof in 2017
- Five (5) AC Roof Top Units
- Future Expansion Opportunity
- Air Exhaust Handler & Air Compressor
- Heavy Power
- Ramsey County PID#: 20-30-22-23-00-33

# Industrial Building for Sale

400 COMMERCE COURT | VADNAIS HEIGHTS, MN

Property Photos -  
14,010 SF Building

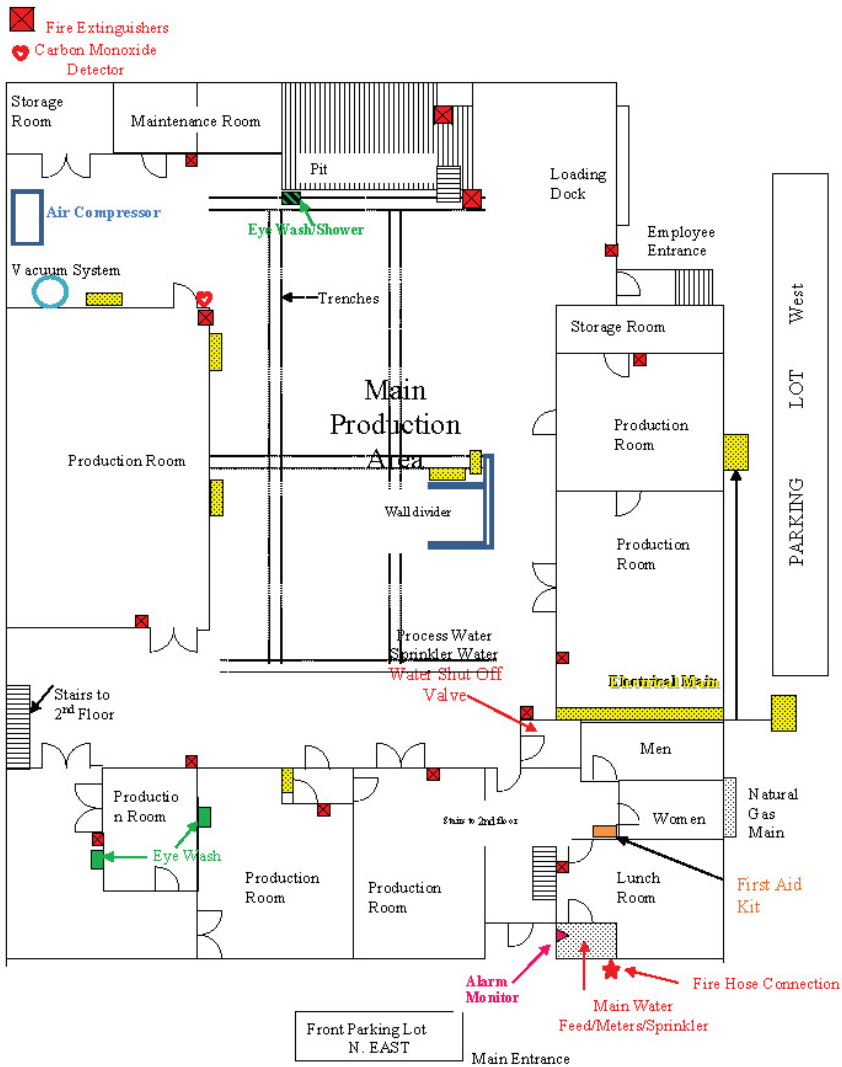


# Industrial Building for Sale

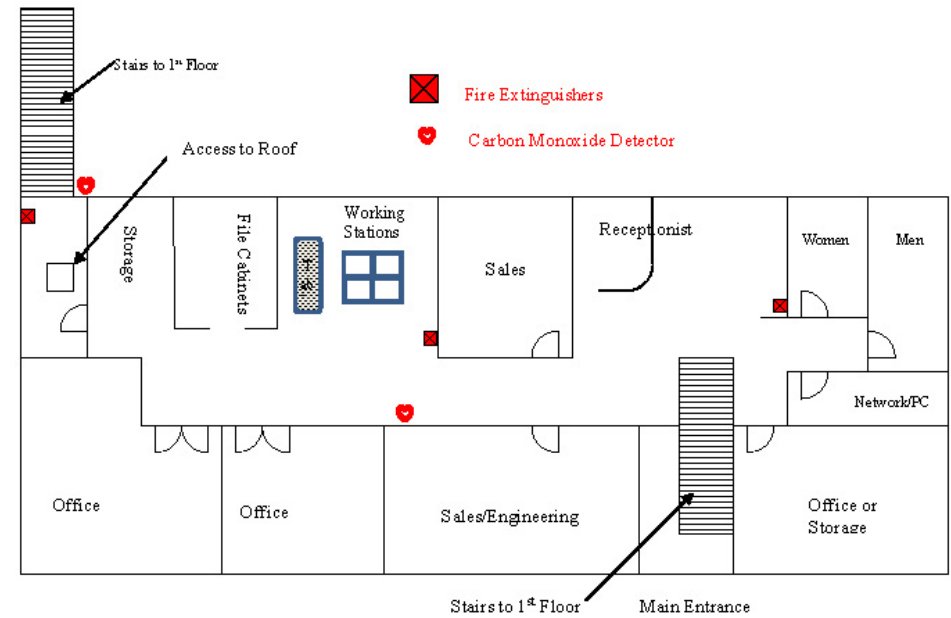
400 COMMERCE COURT | VADNAIS HEIGHTS, MN

Floor Plan -  
14,010 SF Building

## FIRST FLOOR



## SECOND FLOOR



# Industrial Building for Sale

400 COMMERCE COURT | VADNAIS HEIGHTS, MN

Aerial Map -  
14,010 SF Building

