

# VADNAIS HEIGHTS BUSINESS CENTER

980 Berwood Ave E // Vadnais Heights, MN

UP TO 65,871 SF  
OFFICE/  
WAREHOUSE  
FOR LEASE WITH  
OUTDOOR STORAGE



 ENDEAVOR  
DEVELOPMENT

 NEWMARK

# BUILDING HIGHLIGHTS

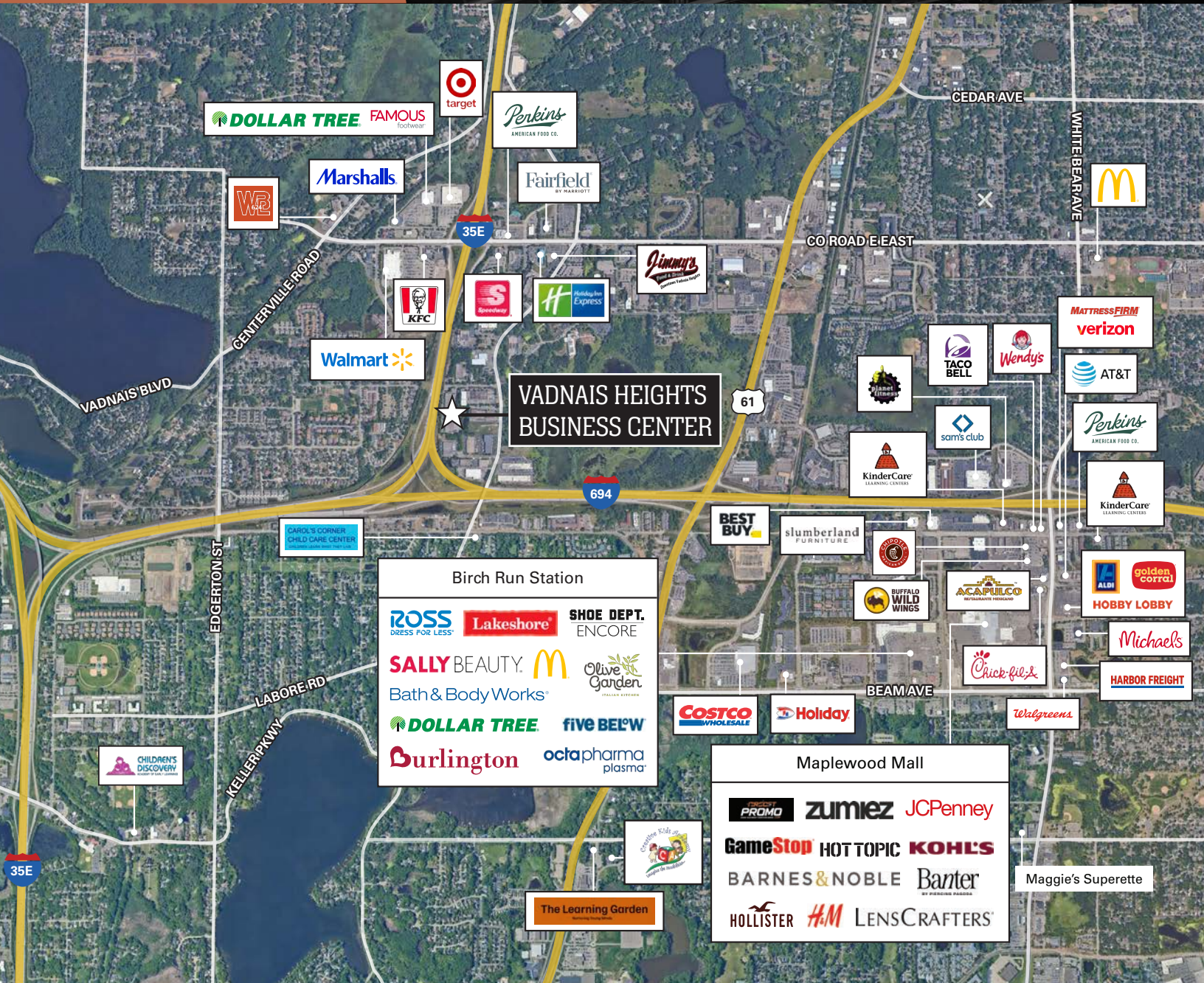
## VADNAIS HEIGHTS BUSINESS CENTER

<b>PROPERTY ADDRESS</b>	980 Berwood Avenue E, Vadnais Heights, MN
<b>YEAR BUILT</b>	1998
<b>TOTAL BUILDING SF</b>	98,190 SF
<b>AVAILABLE SF</b>	14,859 SF to 65,871 SF
<b>OUTDOOR STORAGE</b>	Up to 0.50 Acres
<b>LAND AREA</b>	8.25 Acres
<b>ZONING</b>	I - Industrial District
<b>CLEAR HEIGHT</b>	24'
<b>DOCK DOORS</b>	16 Total
<b>DRIVE-INS</b>	2 Total
<b>PARKING</b>	139 Stalls Total
<b>FIRE/LIFE SAFETY</b>	ESFR



# VADNAIS HEIGHTS BUSINESS CENTER

# AERIAL



# FLOOR PLAN AND AVAILABILITY

VADNAIS HEIGHTS  
BUSINESS CENTER

 **AVAILABLE** // 65,871 TOTAL SF // OPTION A: SUITE 1700 FULL SUITE



## Suite 1700:

**Office:** 8,160 SF

**Warehouse:** 42,840 SF

**Total:** 51,000 SF

**Available:** 4/1/2026

**Loading:** One (1) Drive-In Door &  
Eight (8) Dock Doors

## Suite 200:

**Office:** Build-to-Suit Office

**Warehouse:** 14,859 SF

**Total:** 14,859 SF

**Available:** 4/1/2026

**Loading:** Two (2) Dock Doors

 **AVAILABLE** // OPTION B: SUITE 1700 DEMISED



## Suite 1700A:

**Office:** 5,200 SF

**Warehouse:** 25,840 SF

**Total:** 31,040 SF

**Available:** 4/1/2026

**Loading:** One (1) Drive-In Door &  
Five (5) Dock Doors

## Suite 1700B:

**Office:** 2,960 SF

**Warehouse:** 16,240 SF

**Total:** 19,200 SF

**Available:** 4/1/2026

**Loading:** Three (3) Dock Doors

# FLOOR PLAN AND AVAILABILITY

VADNAIS HEIGHTS  
BUSINESS CENTER

 **AVAILABLE // OPTION C: SUITE 1700 DEMISED**



## Suite 1700A:

**Office:** 5,200 SF

**Warehouse:** 33,960 SF

**Total:** 39,160 SF

**Available:** 4/1/2026

**Loading:** One (1) Drive-In Door

Six (6) Dock Doors

## Suite 1700B:

**Office:** 2,960 SF

**Warehouse:** 8,880 SF

**Total:** 11,840 SF

**Available:** 4/1/2026

**Loading:** Two (2) Dock Doors



UP TO 0.50 AC  
OUTDOOR STORAGE  
AVAILABLE

# OUTDOOR STORAGE AVAILABLE



**LEASE RATE**  
Negotiable



**EST. CAM & TAX**  
\$5.10 PSF



**AVAILABLE**  
4/1/2026

# AREA DEMOGRAPHICS

(10-mile radius)



**800,310**

Population



**442,319**

Total Labor Force



**36**

Median Age



# AREA DEMOGRAPHICS

(10-mile radius)



**\$84,645**

Median Household  
Income



**44,847**

Manufacturing  
Workforce



**11,962**

Transportation/  
Warehousing  
Workforce





VADNAIS HEIGHTS  
BUSINESS CENTER



Nextera



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**NEWMARK**

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