



**For Lease**

# 3276 FANUM ROAD VADNAIS HEIGHTS WAREHOUSE

3276 Fanum Rd, Vadnais Heights, MN 55110

**SAM CARTER**

(651) 335-2110

Sam@obsidiangroup.com

**JASPER GANTRIIS**

(612) 669-1654

Jasper@obsidiangroup.com







# Property Profile

Multiple options available in Vadnais Heights with outdoor storage located right off Hwy 61. Each space has it's own office and shop space with drive-in door. The spaces can be combined or leased separately. Free rent is available to qualified tenant prospects.

## Address

3276 Fanum Road, Vadnais Heights,  
MN



## Availability:

### #600) Approx. 2,800sf

- Two 12' Drive-In Doors
- 16' Clear Height

### #800) Approx. 2,800sf

- One 12' Drive-In Door
- 18' Clear Height

## NNN Rent + CAM/Taxes

**\$11.00 (NNN) + \$4.00/sf (2025)**

## Zoning

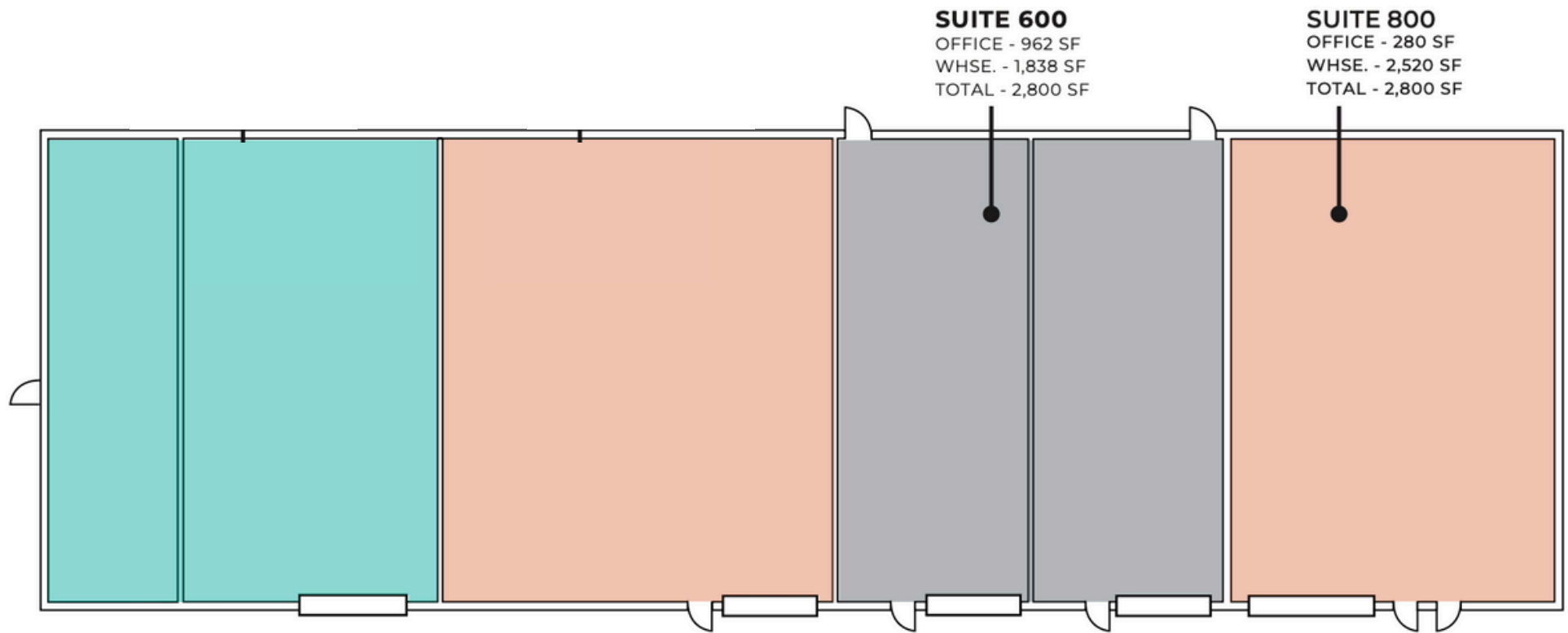
I (Industrial) Zoning

## Uses

Contractors, Landscapers,  
Machining, and Several More Uses.



# Available Space



\*Floor plan is not to scale and does not depict interior buildout and is provided for reference only. Square footages are approximate.





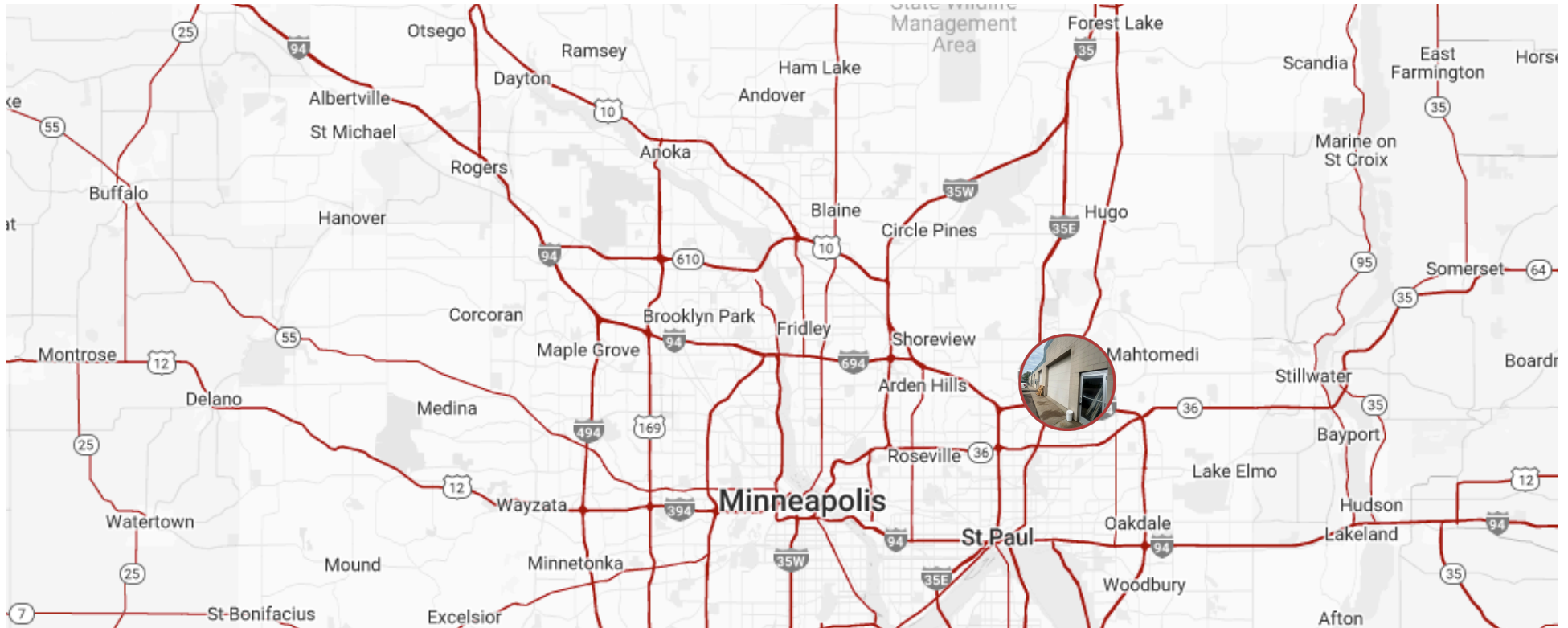
# Property Photos



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GROUP



# Property Proximity



## POPULATION

POPULATION

MEDIAN AGE

DAYTIME EMPLOYEES

1 MILE

5,635

40

11,163

3 MILES

63,071

41

41,171

## HOUSEHOLDS

HOUSEHOLDS

MEDIAN HH INCOME

1 MILE

2,456

\$73,871

3 MILES

25,197

\$78,554



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