

# 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. 2025 Taxes</b>	\$12,842
<b>Available</b>	August 1, 2025



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



Ability to expand  
building

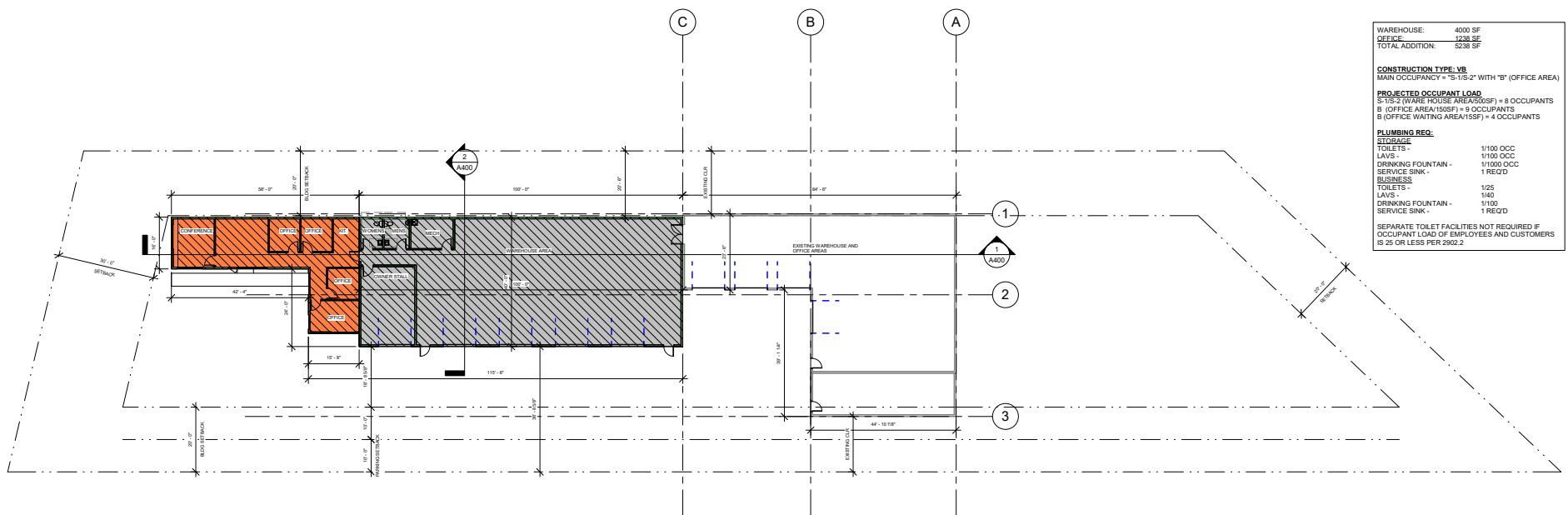
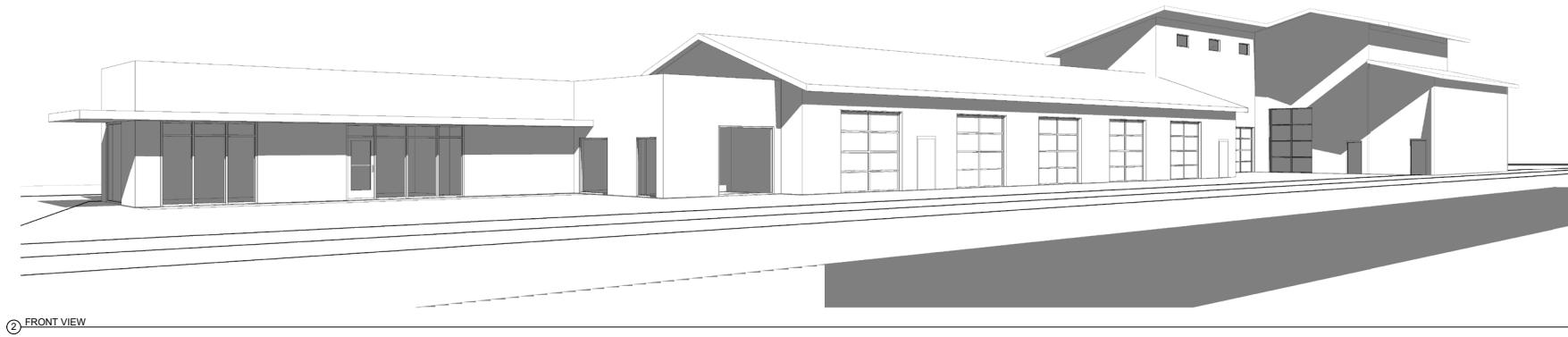


Meticulously  
maintained property



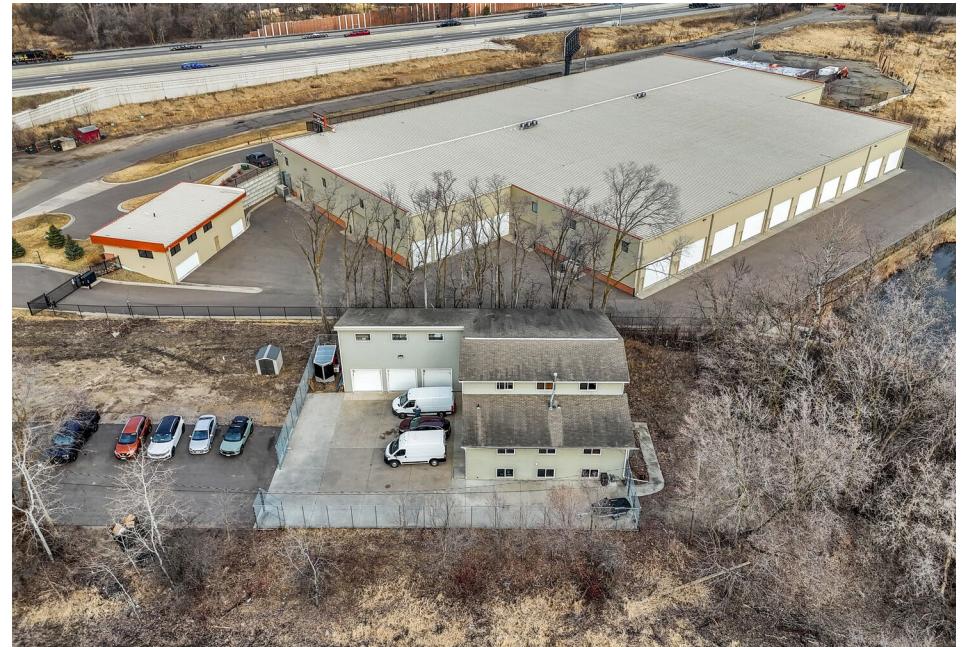
Potential for outside storage/  
secured parking

## Potential building expansion

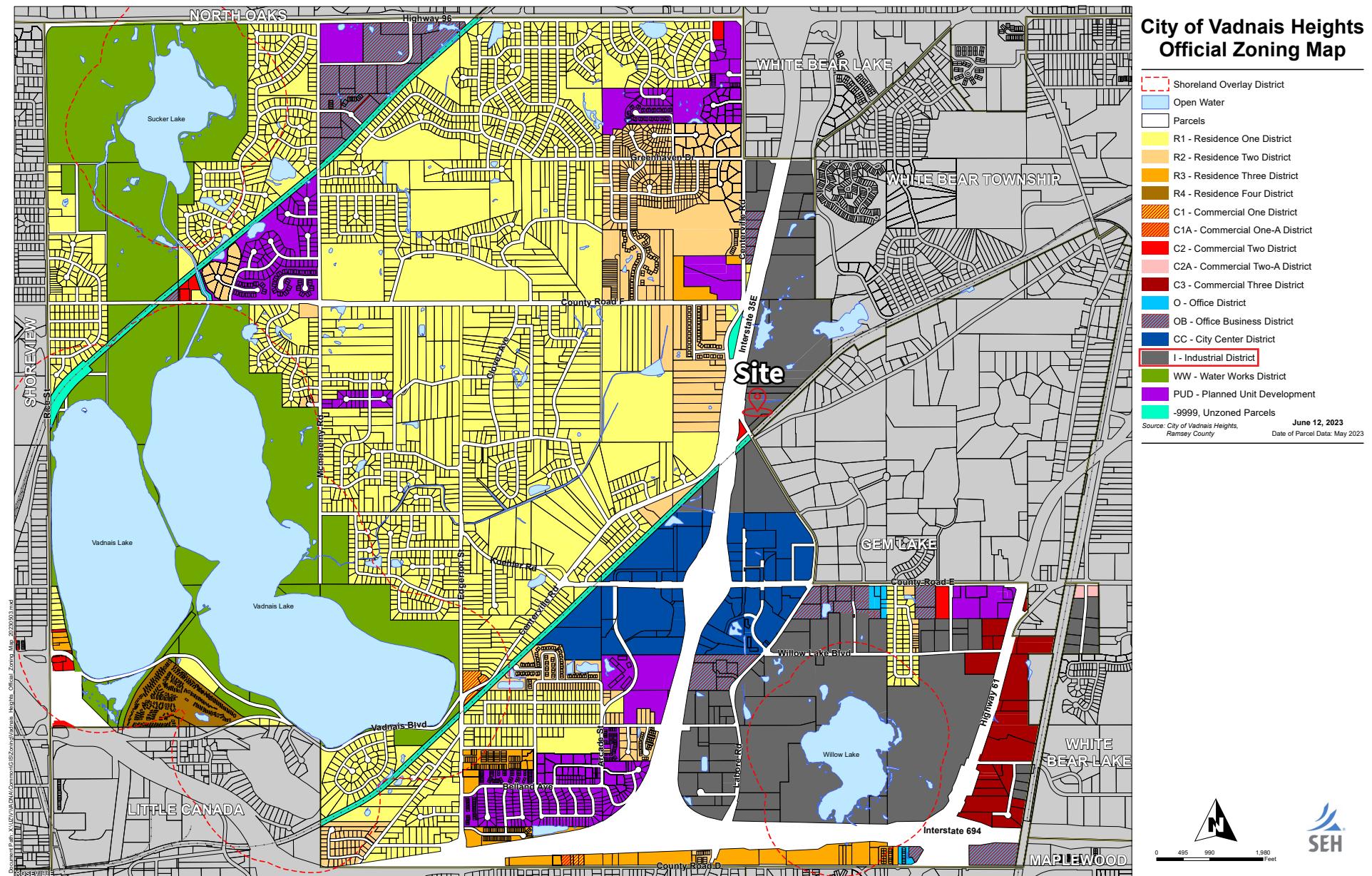


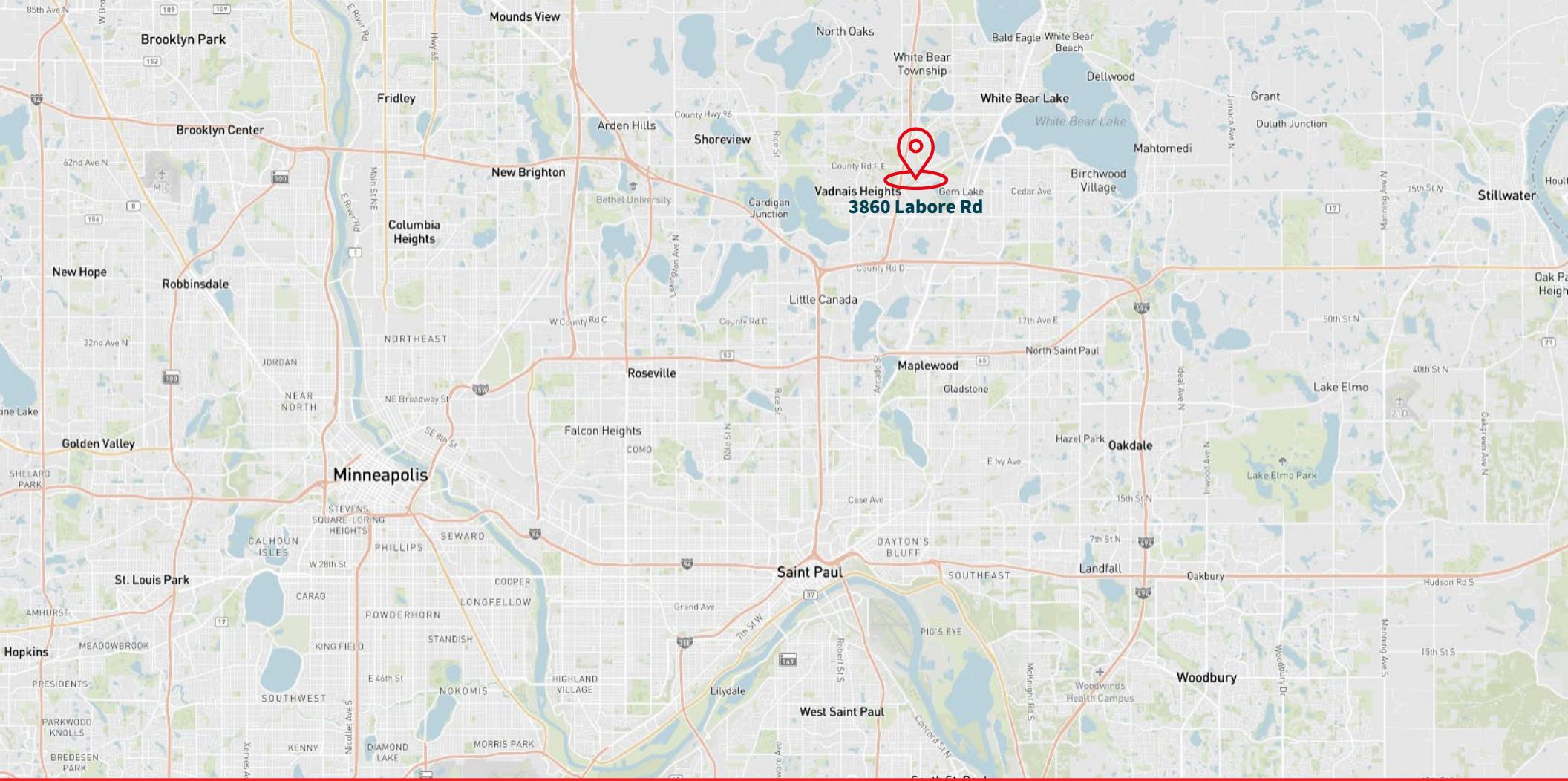
1 LEVEL 1  
1/16" = 1'-0"

# Property photos



# Zoning





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