

For sale

3860 Labore Rd, Vadnais Heights, MN

4,637 SF Available



Building specifications

| | |
|------------------------|-----------------------------------------------------|
| Building SF | 4,637 SF |
| Office SF | 2,395 SF |
| Warehouse SF | 2,242 SF |
| Mezzanine | 1,250 SF |
| Site Area | 0.95 acres |
| Year Built | 1989 |
| Clear Height | 24' at peak |
| Drive-in Doors | One (1) 12' x 14' door Three (3) 10' x 10' doors |
| Power | Est at 200 amps |
| Lighting | LED |
| Zoning | I - Industrial District |
| Parking | 16 stalls (expandable) |
| Trailer Parking | Available |
| Utilities | City sewer and water |
| Sale Price | \$799,000.00 |
| Est. 2025 Taxes | \$12,842 |
| Available | August 1, 2025 |



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



Ability to expand
building

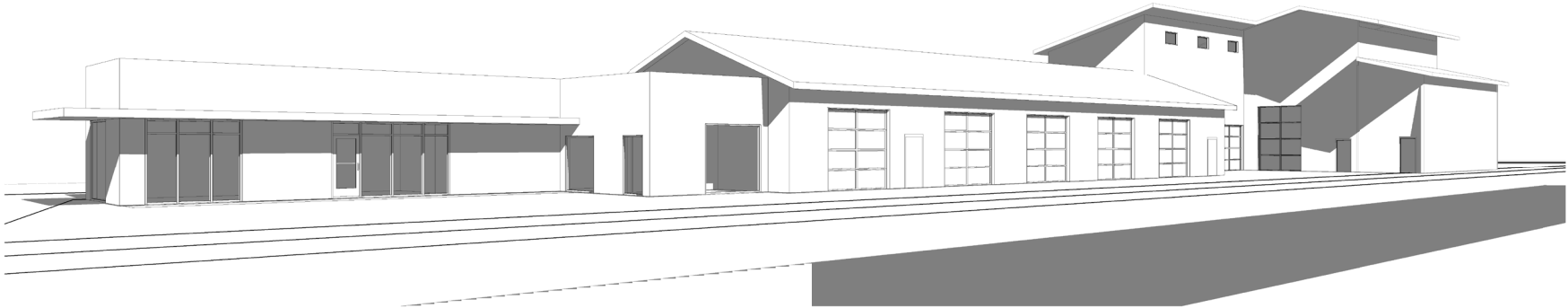


Meticulously
maintained property

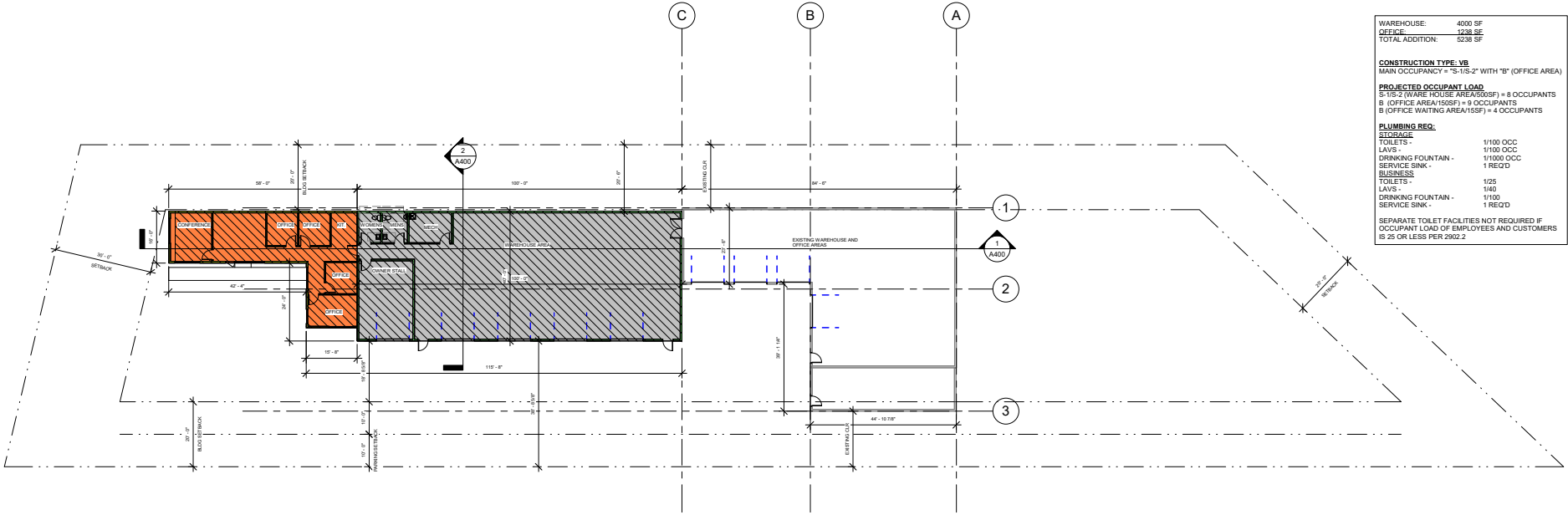


Potential for outside storage/
secured parking

Potential building expansion



2 FRONT VIEW



| | |
|-----------------|---------|
| WAREHOUSE: | 4000 SF |
| OFFICE: | 1238 SF |
| TOTAL ADDITION: | 5238 SF |

CONSTRUCTION TYPE VB
MAIN OCCUPANCY = "S-115-2" WITH "B" (OFFICE AREA)

PROJECTED OCCUPANT LOAD
S-115-2 (WAREHOUSE AREA/500SF) = 8 OCCUPANTS
B (OFFICE AREA/150SF) = 9 OCCUPANTS
B (OFFICE WAITING AREA/15SF) = 4 OCCUPANTS

PLUMBING REQ:
STORAGE:
TOILETS - 1/100 OCC
LAVS - 1/100 OCC
DRINKING FOUNTAIN - 1/1000 OCC
SERVICE SINK - 1 REQ'D
BUSINESS:
TOILETS - 1/25
LAVS - 1/40
DRINKING FOUNTAIN - 1/100
SERVICE SINK - 1 REQ'D

SEPARATE TOILET FACILITIES NOT REQUIRED IF
OCCUPANT LOAD OF EMPLOYEES AND CUSTOMERS
IS 25 OR LESS PER 2902.2

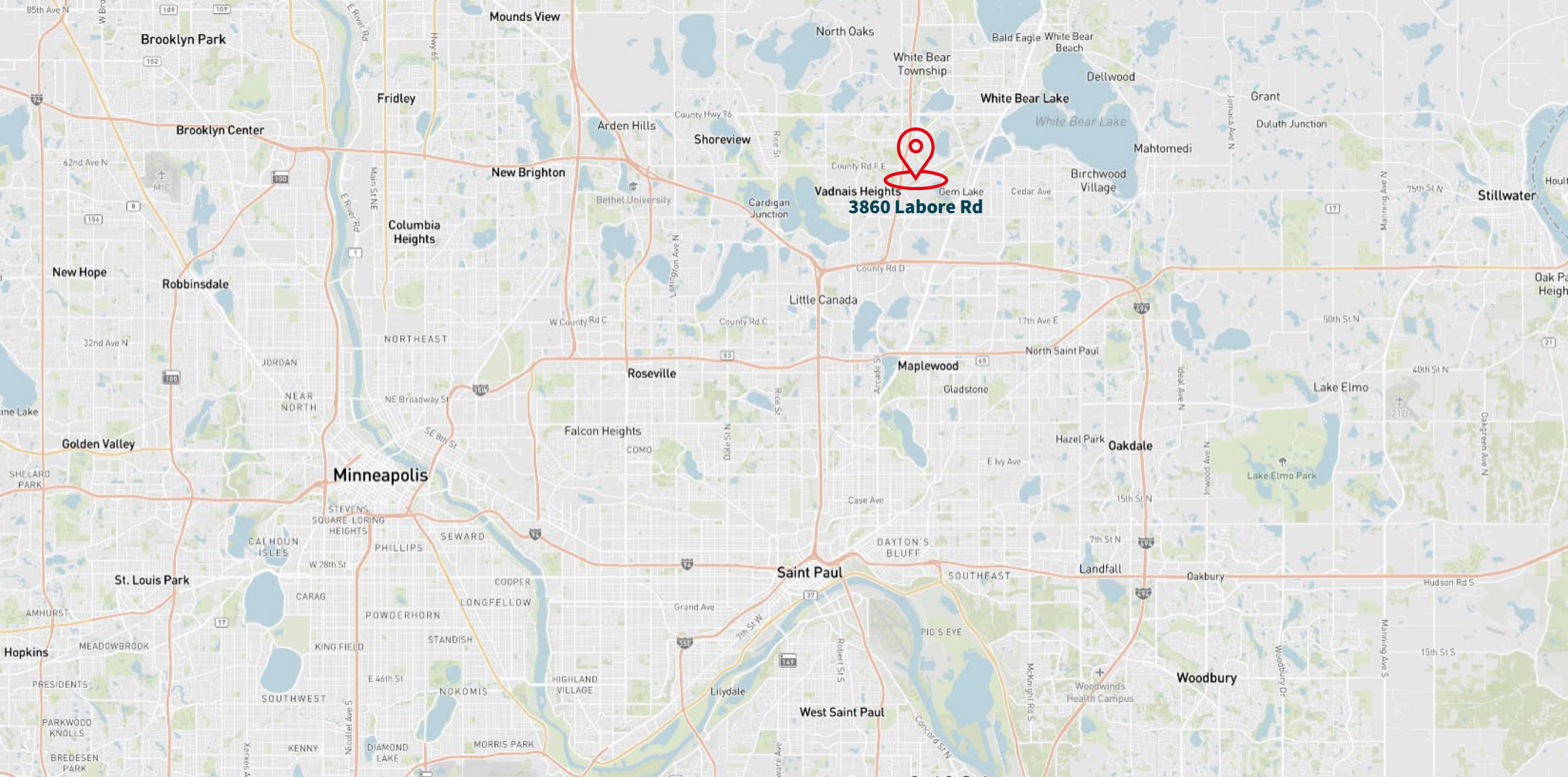
1 LEVEL 1
1/16" = 1'-0"

Property photos



Document Path: X:\IZIV\VA DNA\Comment\GIS\ZonIncl\Va\dnals Height Official Zoning Map 20230503.mxd





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