

INDUSTRIAL SPACE FOR LEASE

THE PINES II

3291 Labore Road
Vadnais Heights
Minnesota 55110



Available Space	BTS - Up to 30,000 SF
Lease Rate	Negotiable
Est. CAM/TAX	\$3.77 Per Sq. Ft.
Loading	Two (2) Grade Level Doors
Clear Height	18'

PROPERTY HIGHLIGHTS:

- Brand new construction
- Outside storage potential
- Available in 2024
- Excellent access to 35-E and 694
- 30,000 total square foot building

CONTACT INFORMATION:

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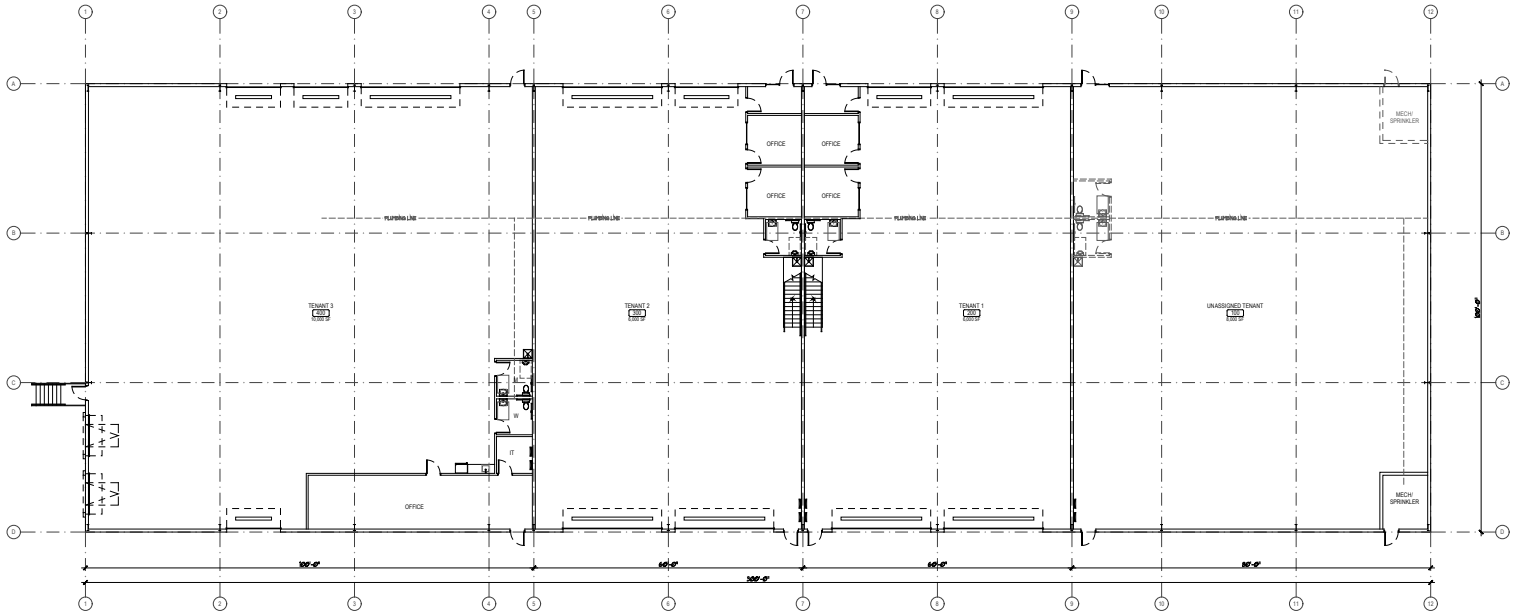
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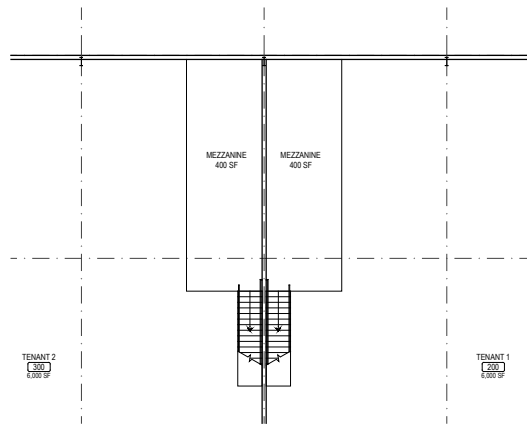
NEWMARK

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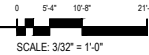
FLOOR PLAN



1 GRADE LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



2 MEZZANINE PLAN
SCALE: 3/32" = 1'-0"



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