

VADNAIS HEIGHTS BUSINESS CENTER

980 Berwood Ave E // Vadnais Heights, MN

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



BUILDING HIGHLIGHTS

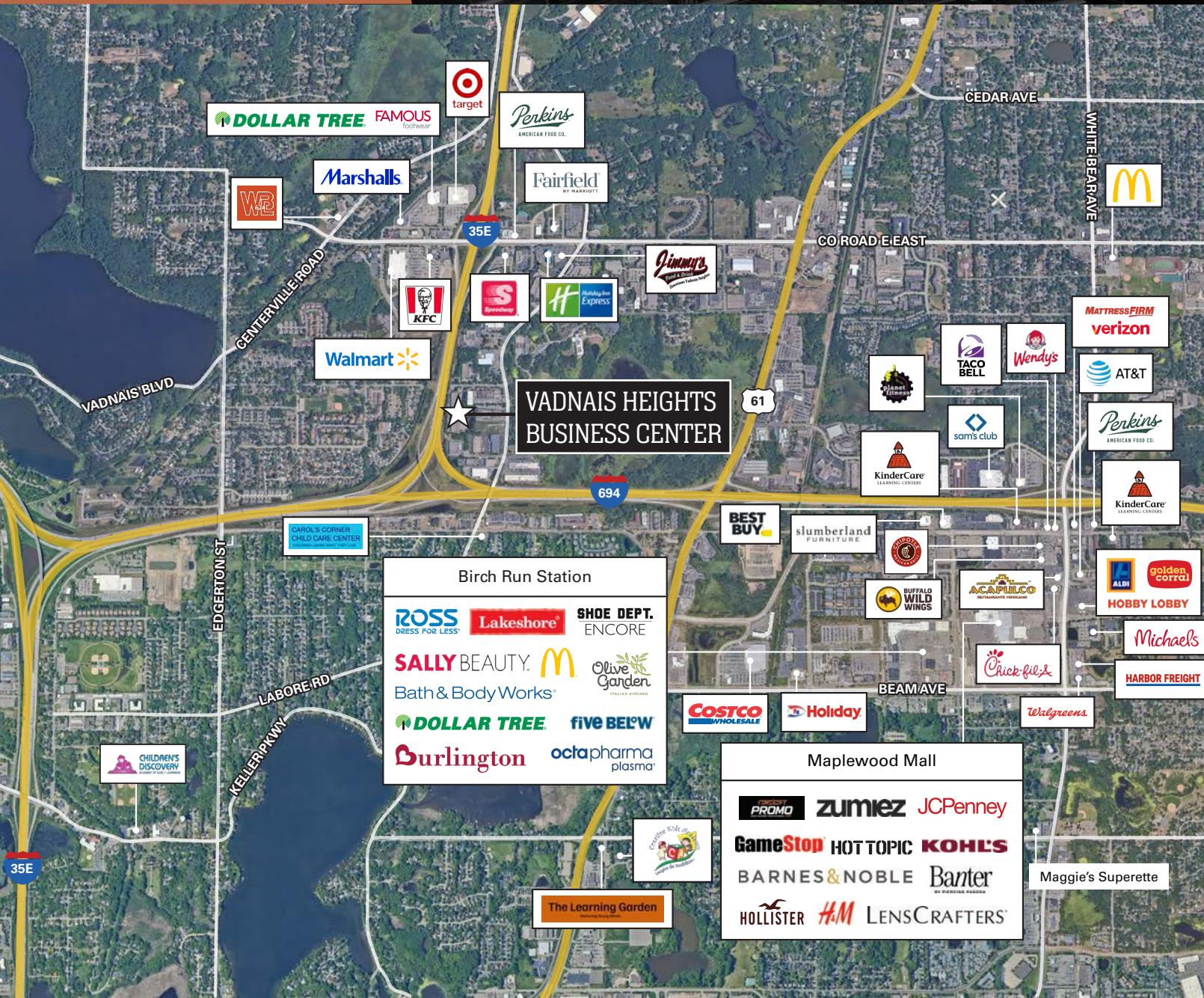
VADNAIS HEIGHTS
BUSINESS CENTER

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



VADNAIS HEIGHTS BUSINESS CENTER

AERIAL



FLOOR PLAN AND AVAILABILITY

VADNAIS HEIGHTS
BUSINESS CENTER

AVAILABLE // 65,871 TOTAL SF // OPTION A: SUITE I700 FULL SUITE



Suite I700:

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: 31,800 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

\$5.61 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





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