

# VADNAIS HEIGHTS BUSINESS CENTER

980 Berwood Ave E // Vadnais Heights, MN

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



**NEWMARK**

# 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

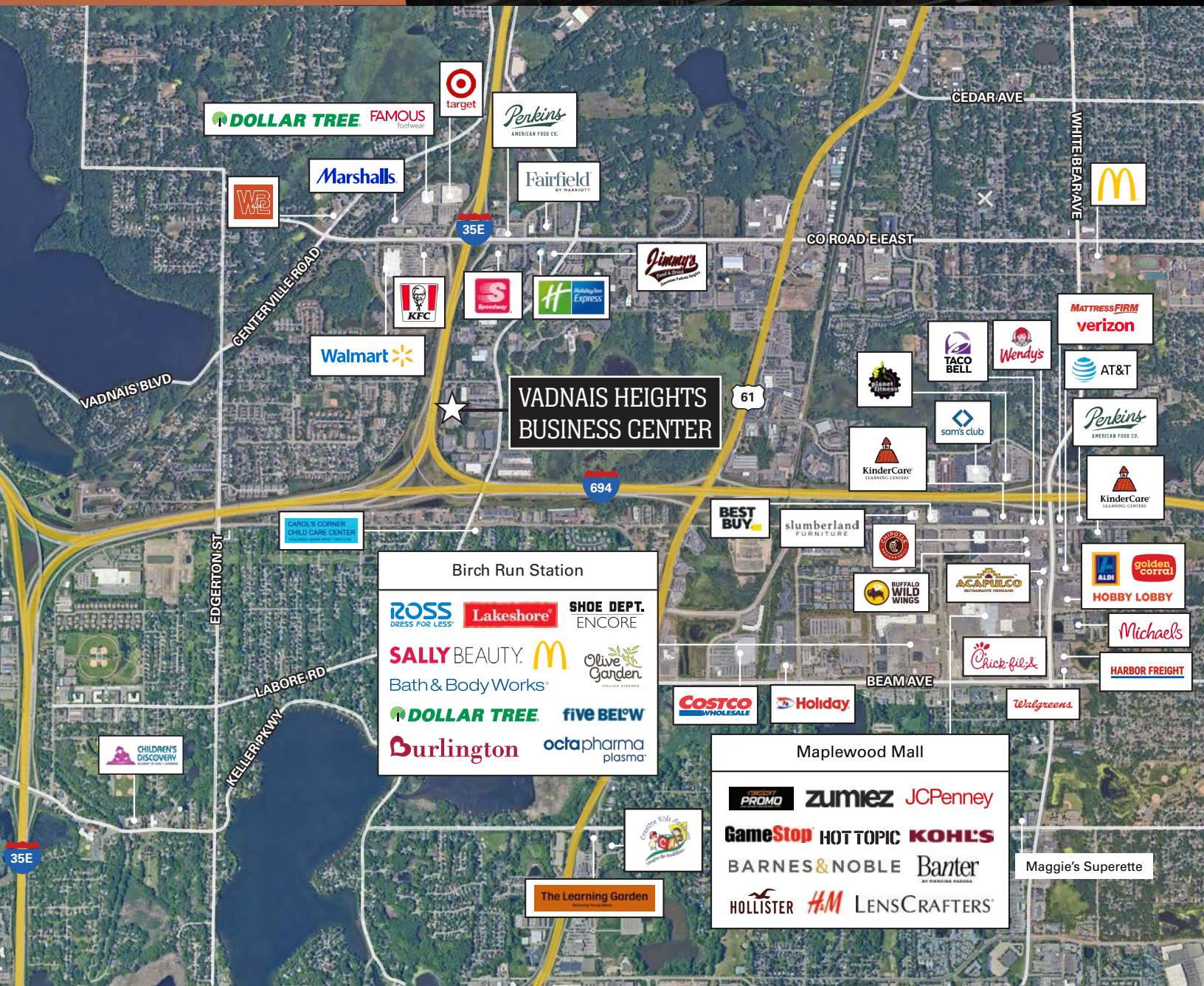
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# VADNAIS HEIGHTS BUSINESS CENTER

# AERIAL



# FLOOR PLAN AND AVAILABILITY

VADNAIS HEIGHTS  
BUSINESS CENTER

 **AVAILABLE** // 65,871 TOTAL SF // OPTION A: SUITE 1700 FULL SUITE



## Suite 1700:

**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







**ENDEAVOR**  
DEVELOPMENT



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