

For Sale | 400 Commerce Court | Vadnais Heights, MN

Sale Offering Memorandum

FOR SALE



NEWMARK

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PROPERTY OVERVIEW

THE OFFERING

Newmark is pleased to present 400 Commerce Court available for sale in Vadnais Heights, Minnesota. This industrial building contains approximately 14,010 building square feet situated on 1.69 acres. The property is centrally located in Vadnais Heights, with convenient access to Highway 96, Interstate 35E and Interstate 694. Please contact a member of our team to schedule your property tour.

- ★ Restored Roof in 2017
- ★ Five (5) AC Roof Top Units
- ★ Future Expansion Opportunity
- ★ Air Exhaust Handler & Air Compressor
- ★ Heavy Power



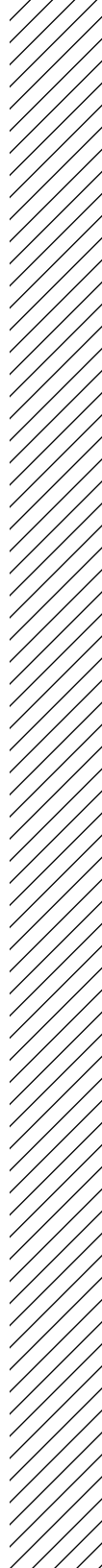
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DETAILS

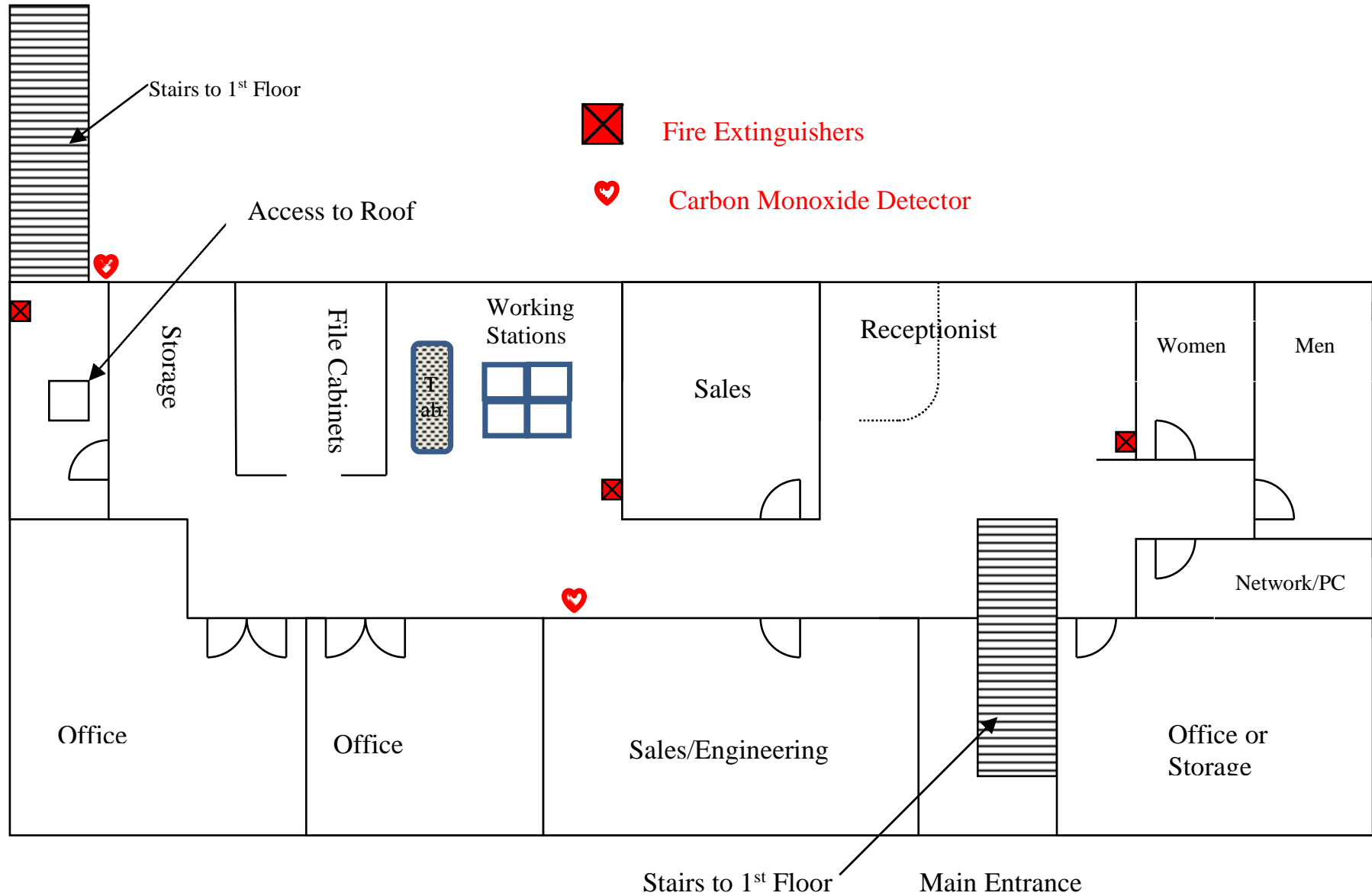
Address	400 Commerce Court Vadnais Heights, MN
PID #	20-30-22-23-00-33
Building Size	First Floor Warehouse: 10,110 SF First Floor Office: 1,200 SF Second Floor Office: 2,700 SF 14,010 SF - Total
Lot Size	1.69 AC
Stories	2
Year Built	1987
Loading	One (1) Dock Door
Clear Height	20'
Zoning	OB-Office Business District
2025 Est. RE Taxes	\$48,876.00
Sale Price	\$1,995,000.00

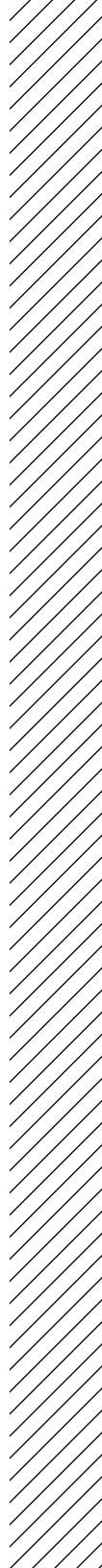


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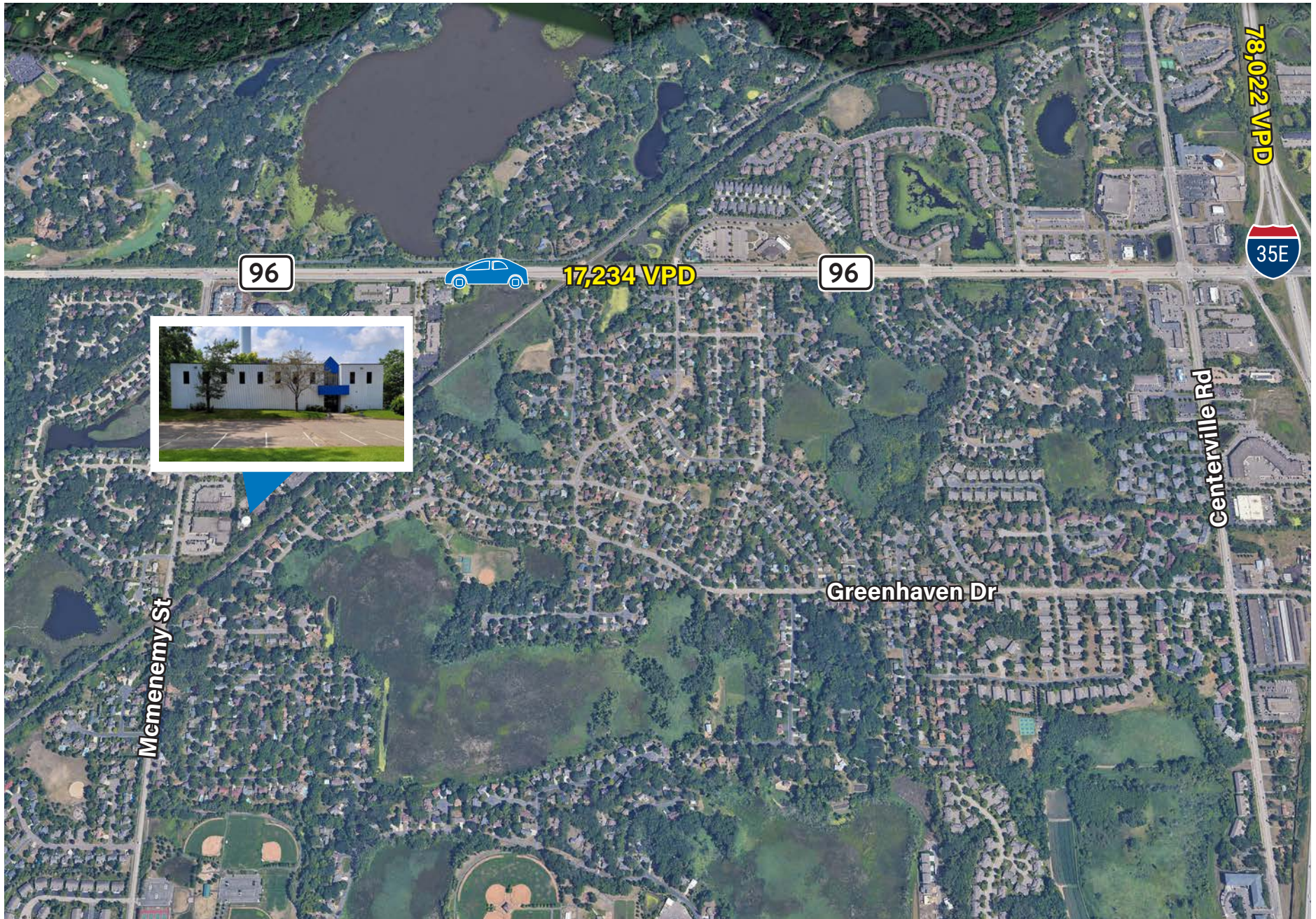


SECOND FLOOR - FLOOR PLAN

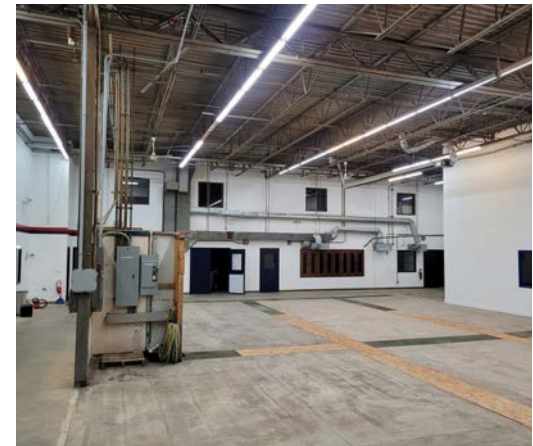




AERIAL MAP



INTERIOR PHOTOS



EXTERIOR PHOTOS



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