

FOR LEASE - 27,000 SF

1000 KRISTEN COURT SUITE 1

Vadnais Heights, MN 55110



STACK
INDUSTRIAL PARTNERS

PROPERTY OVERVIEW

General Building Information

Year Built

1985

Zoning

Office/business district

Space Available

Total Square Footage

27,309 SF

Parcel Size

5.41 acres

Office Size

7,387 SF (1st floor office)
3,352 SF (2nd floor office)

Warehouse Area

16,570 SF

Loading

4 Docks | 3 Drive-Ins

Clear Height

20'

Lighting

Office: LED
Warehouse: Fluorescent

Power

800 amp, 480v; 3-phase

Sprinkler

Fully Sprinkled

Column Spacing

40' x 40'

Construction Type

Tilt Up

Parking

45 Stalls

Financials

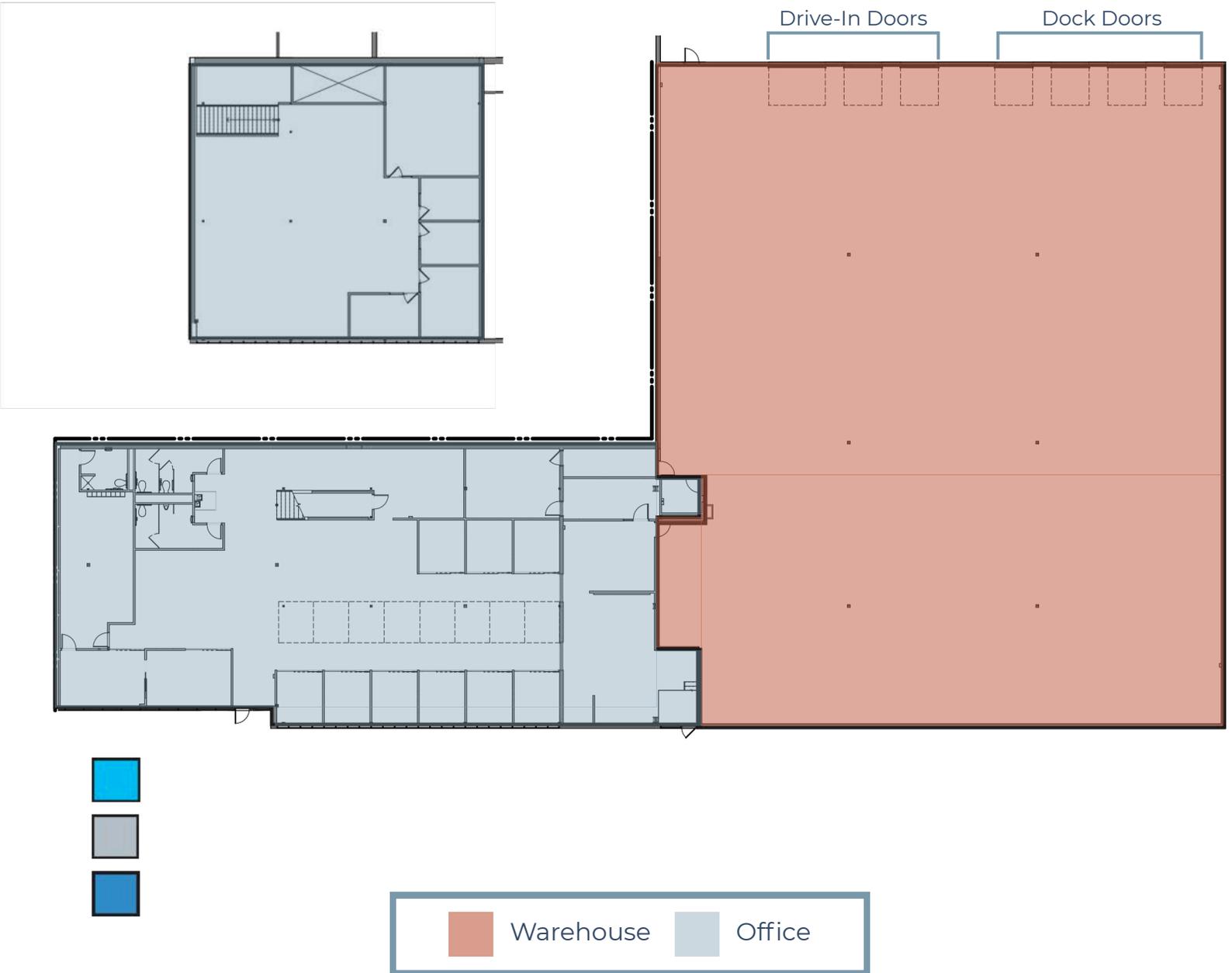
Lease Rate

Negotiable

CAM/Tax/Utilities (2026)

\$5.22 PSF

AVAILABLE SPACE



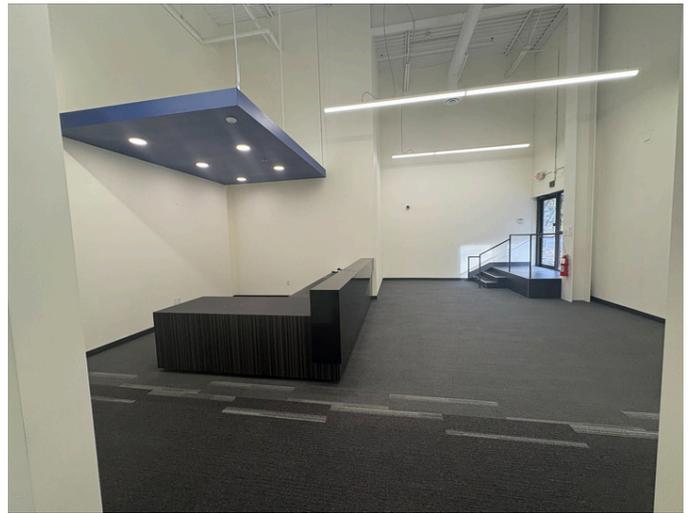

27,309 SF
Total


7,387 SF
1st Level Office

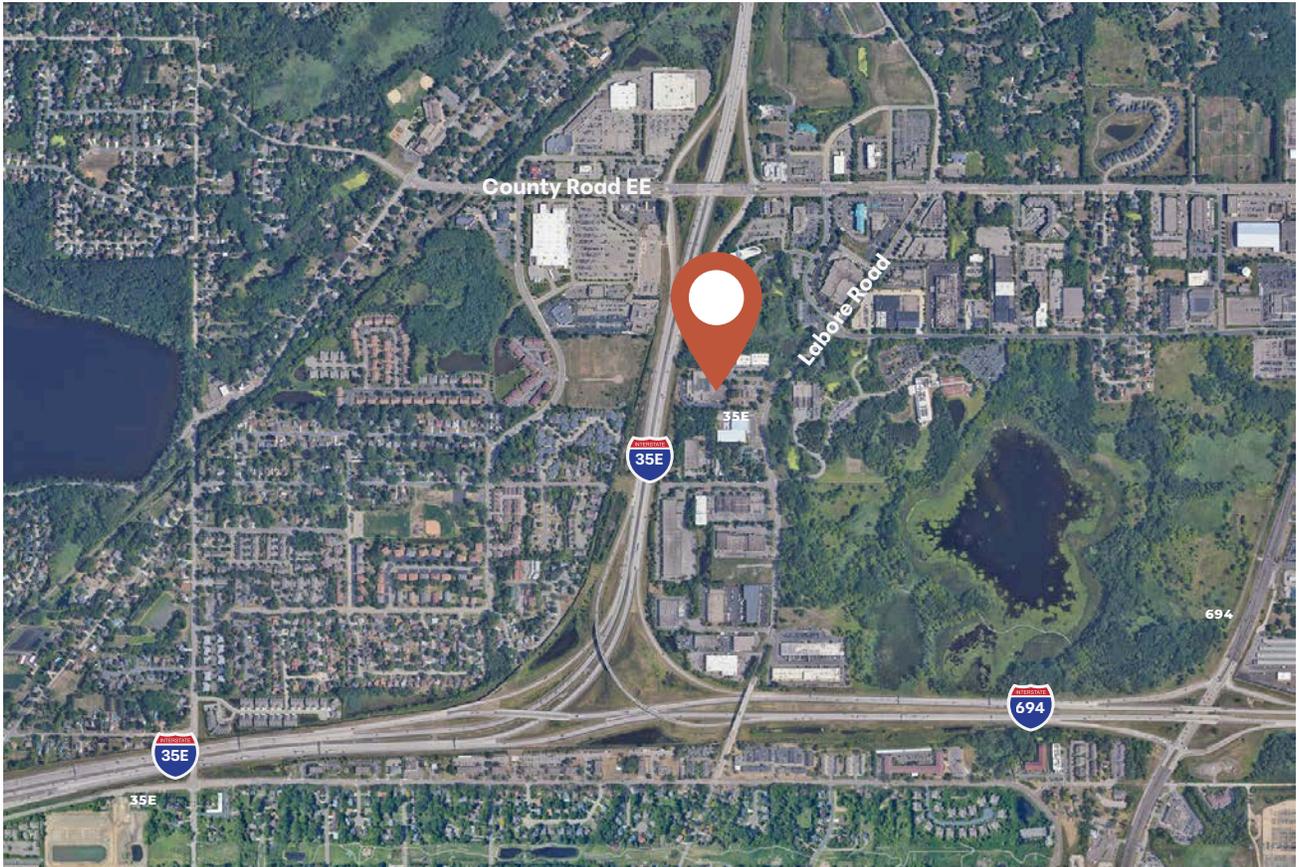

3,352 SF
2nd Level Office


16,570 SF
Warehouse

PROPERTY IMAGES



LOCATION



Nearby Restaurants

Jimmy's Food & Cocktails
Perkins
Olive Garden
Outback Steakhouse
Panera Bread
Caribou Coffee
Culvers
Jersey Mikes
KFC



Nearby Retail

Maplewood Mall
Best Buy
Costco
Slumberland Furniture
Pet Supplies Plus
Walmart
Sam's Club
HOM Furniture
Marshalls

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