



FOR LEASE! • 2,800 SF



FANUM INDUSTRIAL

3276 Fanum Road, Vadnais Heights, MN 55110

Excellent office/warehouse in convenient location

- 962 SF office and 1,838 SF warehouse in multi-use industrial building
- Air conditioned warehouse
- Two 10x12' drive-in doors, 16' clear
- Perfect for contractors
- Located across from Buerkle Honda
- Easy access to I-694 and 35E

Base Rent: \$12 PSF • **Est. Operating Expenses:** \$5.05

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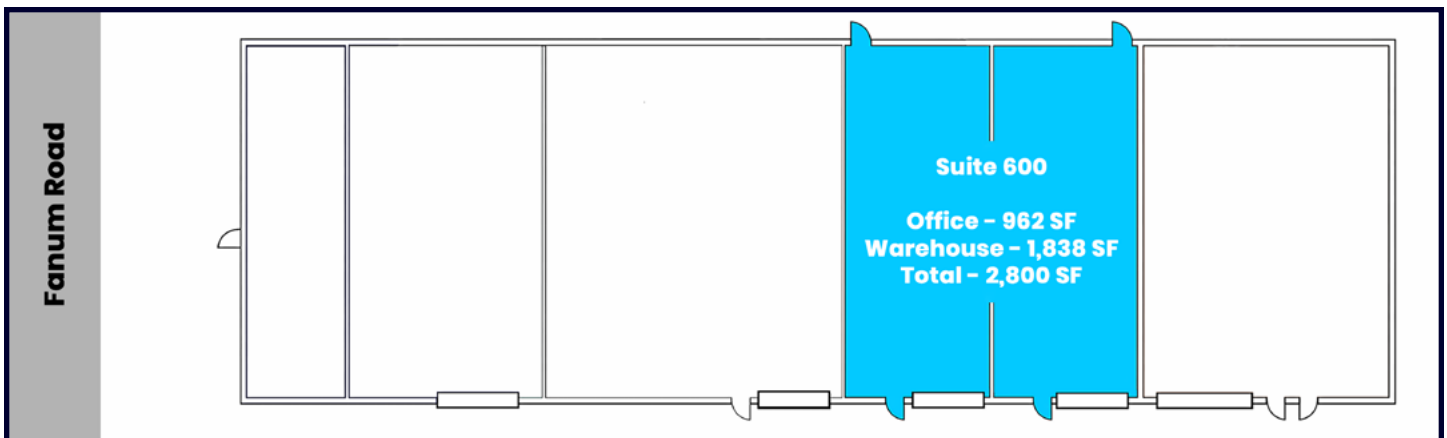
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Commercial Equities Group
— Investment Real Estate Services

Parking • Two Drive-Ins



Office • Breakroom • Warehouse

