



FOR LEASE! • 2,760 SF



FANUM INDUSTRIAL

3276 Fanum Road | Vadnais Heights, MN 55110

Excellent office/warehouse with outdoor fenced storage area

- 828 SF office and 1,932 warehouse in multi-use industrial building
- Air conditioned warehouse
- One 10x12' drive-in door, 16' clear
- Perfect for contractors
- Located across from Buerkle Honda
- Easy access to I-694 and 35E

Gross Rent Per Month: \$3,499.00 • Excludes Utilities

Nicole Langer
612-554-6208

[**nicole@cegspaces.com**](mailto:nicole@cegspaces.com)

Jeff Salzbrun
612-428-3333

[**jeff@CEGspaces.com**](mailto:jeff@CEGspaces.com)

Brian Potratz
612-269-7401

[**brian@CEGspaces.com**](mailto:brian@CEGspaces.com)

[**CEGspaces.com/fanum-2**](https://CEGspaces.com/fanum-2)

[**GO TO MAP**](#)

Commercial Equities Group
— Investment Real Estate Services

Updated Offices • Drive-In

