

FOR SALE

STACK
INDUSTRIAL PARTNERS

4000 LABORE ROAD

Vadnais Heights, MN 55110

Rail-Served IOS Platform with Integrated
Industrial Improvements



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PROPERTY OVERVIEW

4000 LABORE RD, VADNAIS HEIGHTS, MN

When location, land, and logistics align, the result is a property that stands apart from anything else on the market. With 23.56 acres of usable yard/IOS, direct rail service, access to I-35E within one mile, and just two miles from the 494/694 loop, this industrial site delivers the infrastructure that drives operational efficiency and long-term value. Properties with this combination of assets are genuinely rare in the Twin Cities metro.

General Property Information

Total Size of All Buildings

85,271 SF

Loading

Multiple Large Drive-In Doors w/ Drive-Thru Capabilities

Total Acreage

54.96 AC

Total Usable Acreage

23.56 AC (1,026,274 SF)

Construction & Structure

Wood frame/steel roof structures, slab-on-grade foundations, heavy timber industrial configuration

Rail Provider

Minnesota Commercial Railway (MNNR) & Connectivity to BNSF & Class I Network

County

Ramsey

Zoning

I - Industrial

Utilities

Cable & Internet Provider

Xfinity

Gas Provider

Xcel Energy

Power

Connexus Energy
Transformer on Site: 500kVA

Water/Sewer

On-Site Well Water & Septic Systems
City Utilities Nearby (not connected)

Sale Details

Sale Price

Negotiable

Property Taxes (2026)

\$173,734



**Seller Due
Diligence
Completed**

- Phase 1
- Survey
- Wetland Delineation (23.56 AC)
- Title Commitment

PROPERTY DETAILS



BUILDING DETAILS



BUILDING #1 Warehouse

- Building Size: 44,500 SF
- Year Built: 1972
- Loading: 4 Drive-Ins | 1 Rail Door
- Clear Height: 24'-45'
- Sprinkler: 100% Dry System
- Rail: Rail into Building
- Cranes: 5-Ton Bridge Crane
- Roof Age: 2014



BUILDING #2 Fabrication Shop & Office

- Building Size: 34,800 SF
- Office Size: 9,550 SF
- Year Built: 1973 & 2000
- Loading: 5 Drive-Ins | 1 Door
- Clear Height: 14'-22'
- Sprinkler: 100% Wet System
- Roof Age: 2018 Office, 2000 Finishing, 2017 Fab

BUILDING #1 DETAILS



BUILDING #1 DETAILS



Building Use
Warehouse



Building Size
44,500 SF

NORTHEAST SIDE



Loading
2 Drive-Ins
16' x 18'



Rail Door
1 Rail Door
17' x 23'

LOADING & ACCESS

SOUTHWEST SIDE



Loading
1 Drive-In
20' x 20'



Loading
2 Drive-Ins
16' x 18'

Year Built
1972

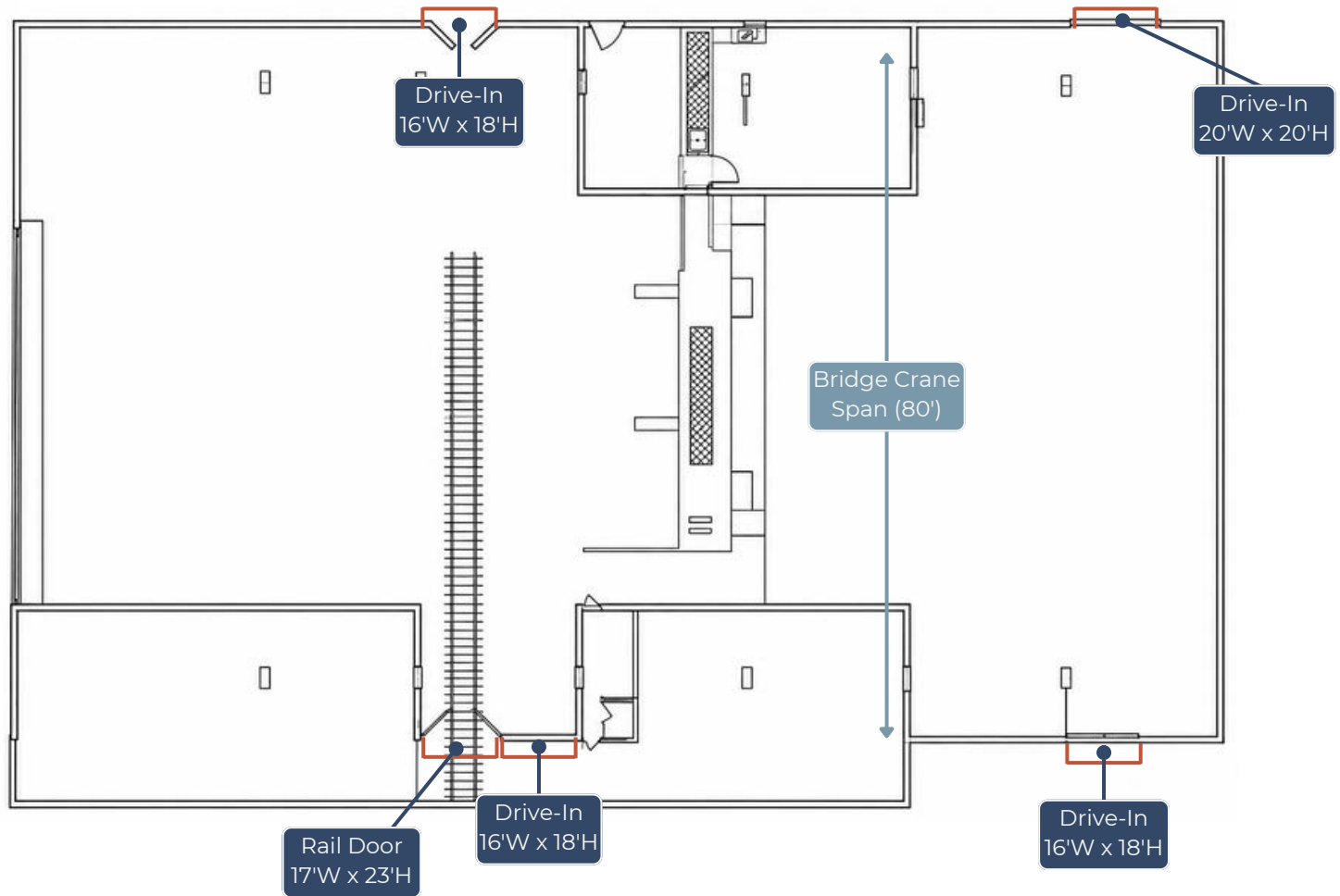
Clear Height
12' - 45'

Sprinkler
100% Dry System

Rail Access
Rail Into Building

Cranes
5-Ton Bridge

BUILDING #1 FLOOR PLAN



BUILDING HIGHLIGHTS



BRIDGE CRANE

5-Ton Bridge Crane
Spanning Warehouse
(approx. 80')



COLUMN SPACING

Efficient Column
Spacing for Flexible
Operations



ACCESS POINTS

Multiple Access Points
for Truck & Rail

BUILDING #2 DETAILS



BUILDING #2 DETAILS



Building Use
Fabrication Shop & Office



Building Size
34,800 SF

LOADING



Loading
1 Drive-In
12' x 12'



Loading
4 Drive-Ins
18' x 16'

ADDITIONAL INFORMATION



Office Size
9,550 SF



Fabrication/Shop Size
25,250 SF

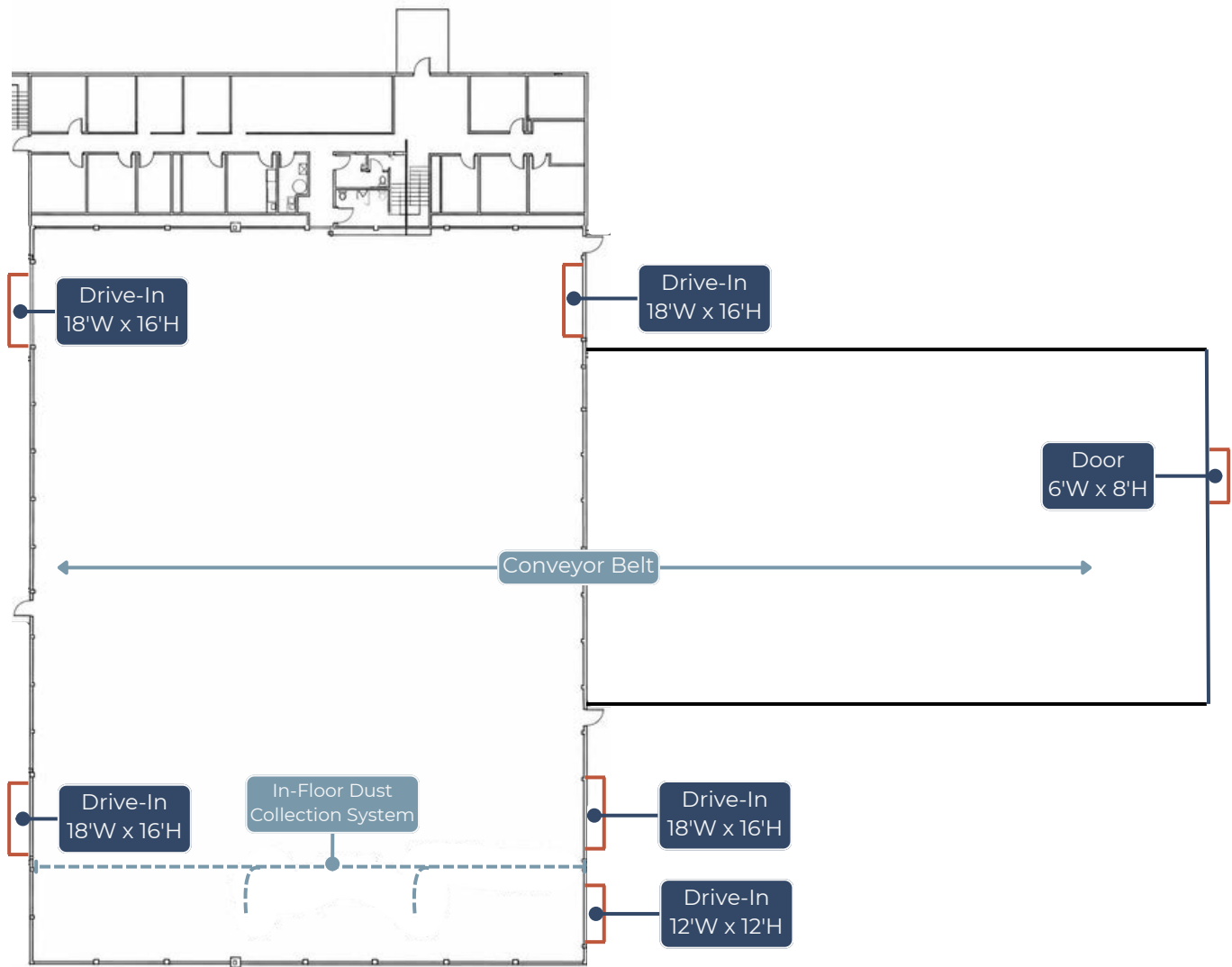
Year Built
1973 & 2000

Clear Height
14' - 22'

Power
(2) 1,600 amp Panels

Sprinkler
100% Wet System

BUILDING #2 FLOOR PLAN



BUILDING HIGHLIGHTS



DUST COLLECTION SYSTEM

In-Floor Dust Collection System to Support a Clean Environment



CONVEYOR BELT

Direct Conveyor Belt Connection for Seamless Operations



DRIVE-IN DOORS

Multiple Drive-In Doors for Efficient Access and Operations

PROPERTY AERIAL & DETAILS



RAIL ACCESS



Active Rail Spur On-Site



Served by Minnesota Commercial Railway (MNNR)



Connectivity to BNSF and Class I Network



Capable of Multiple Railcar Handling (4 Carloads)



Ability to Add Rail to Site

TRUCK / YARD



Drive-Through Building Design



Currently Used as a Lumberyard

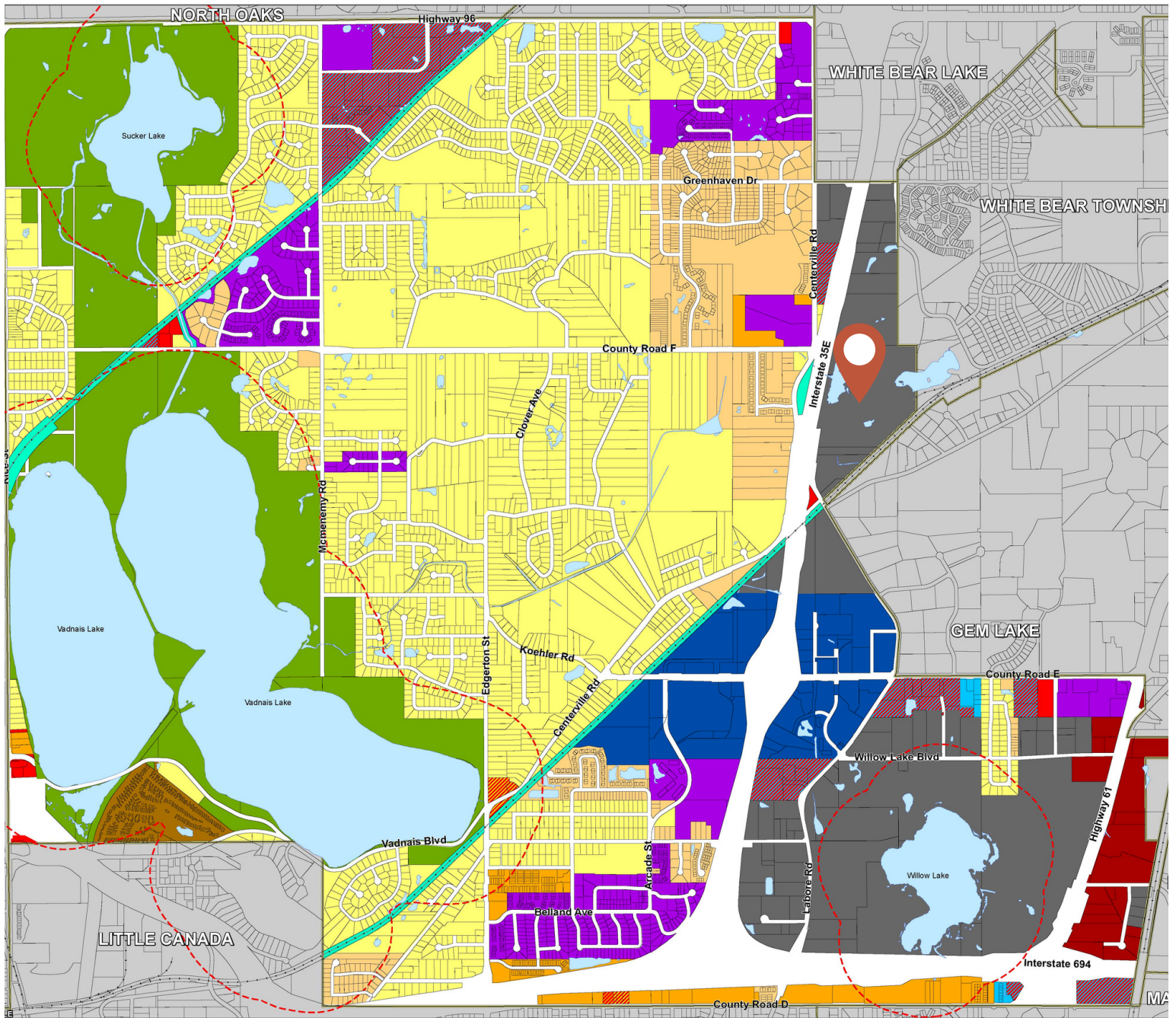


Large-Scale IOS Yard Staging

PROPERTY IMAGES



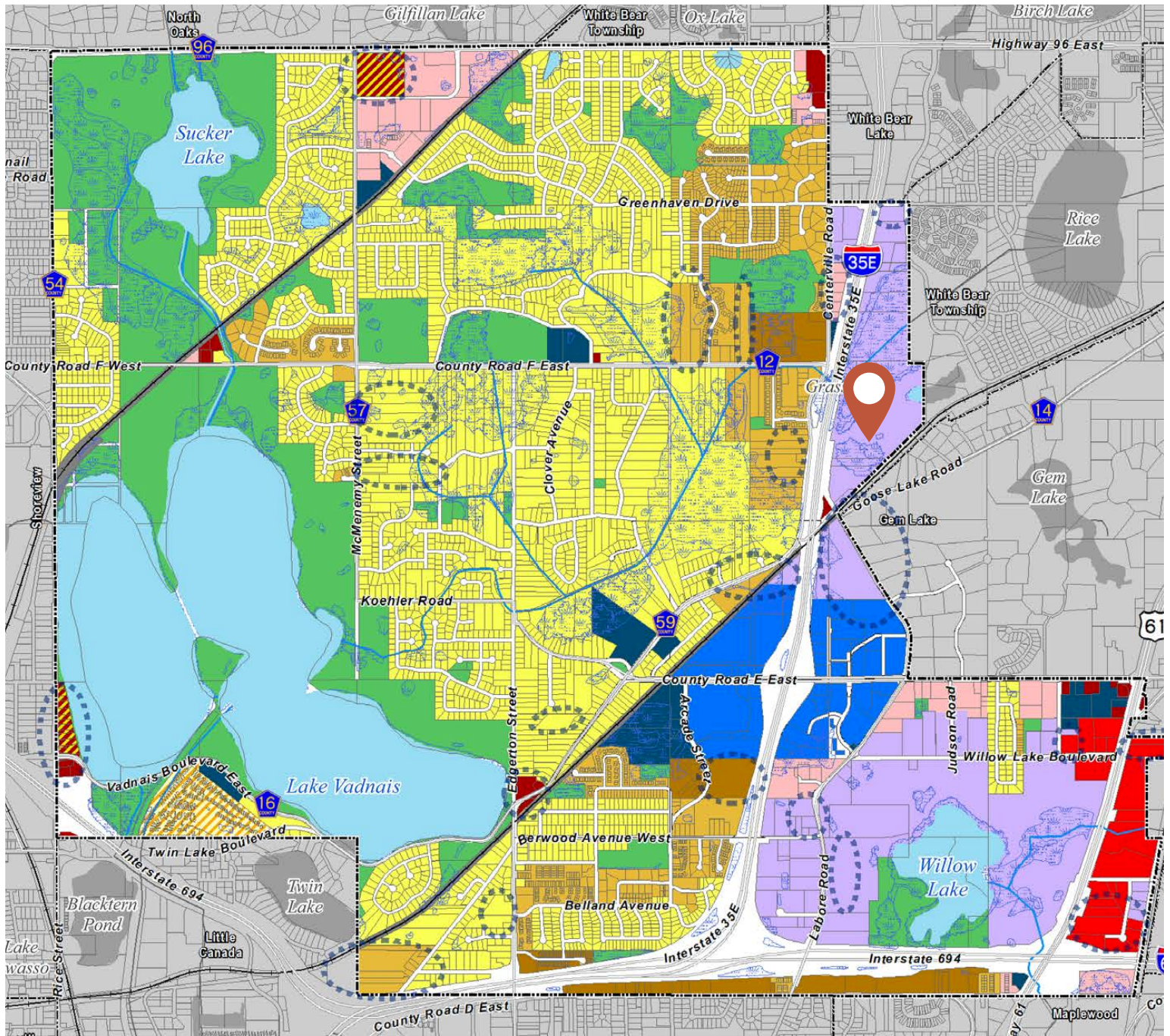
ZONING MAP



City of Vadnais Heights Zoning

Shoreland Overlay District	R2 - Residence Two District	C2 - Commercial Two District	CC - City Center District
Open Water	R3 - Residence Three District	C2A - Commercial Two-A District	I - Industrial District
Parcels	R4 - Residence Four District	C3 - Commercial Three District	WW - Water Works District
R1 - Residence One District	C1 - Commercial One District	O - Office District	PUD - Planned Unit Development
R2 - Residence Two District	C1A - Commercial One-A District	OB - Office Business District	-9999, Unzoned Parcels

COMP PLAN LAND USE



Future Land Use Categories

	Low Density Residential		Office-Business
	Manufactured Housing Park		Commercial
	Medium Density Residential		Highway Commercial
	High Density Residential		Industrial
	Mixed Use		Open Water

	Public, Institutional or
	Railway
	City Center Land Use
	Right of Way

Legend

	Vadnais Heights City Limits
	City/Township Boundaries
	Potential Redvelopment/Infill Area
	Streams
	Railroad
	National Wetland Inventory

OPERATING & ASSET OVERVIEW

OPERATING & FINANCIAL



Income (Existing)



Cell Tower Lease

~\$26,400 / Yr



Billboard Lease

~\$24,000-\$26,880 / Yr

CAPITAL IMPROVEMENTS & MAINTENANCE



Known Improvements

- ✓ Roof Replacement (2014)
- ✓ Conveyor & Material Handling Systems
- ✓ Crane & Hoist Systems
- ✓ Geothermal HVAC System

Maintenance

- ✓ Equipment & Yard Systems Actively Maintained
- ✓ Yard Tractor & Forklifts in Working Condition

EQUIPMENT & PERSONAL PROPERTY

Available For Sale separately and Subject to Final Confirmation



Material Handling

- 6 Forklifts (6,000 - 15,000 lb capacity)
- Yard Tractor



Production Equipment

- Timesaver Industrial Sander
- Multiscore System
- Unipoint Radical Arm Saw
- Northfield Upcut Saw
- Double-End Tenoner
- Woodmizer System



Systems

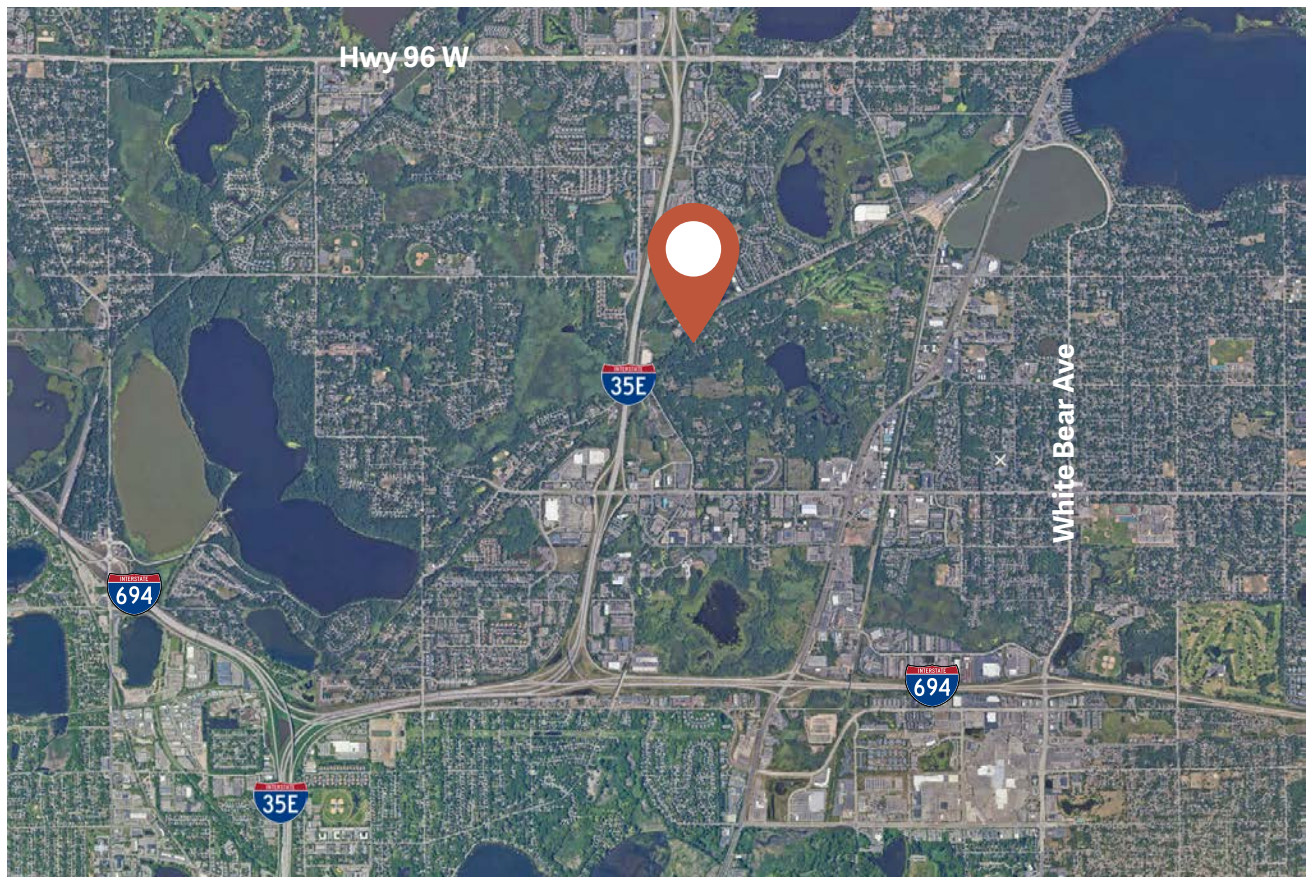
- Conveyor Lines (70'+ Runs)
- Hoist Systems
- Bridge Crane



Tools

- Portable Cutting Equipment
- Full Shop Tool Inventory

LOCATION & AMENITIES



Nearby Restaurants

Jimmy's Food & Cocktails
Perkins Restaurant & Bakery
Chipotle
Red Savoy Pizza
Dairy Queen
Noodles & Company
Applebee's Bar & Grill
Culvers
Punch Pizza
Arby's
Panera Bread



Nearby Retail

Target
Walmart
Northern Tool
Marshalls
Great Clips
AutoZone
Walgreens
Holiday Station Stores
Kwik Trip
Fresh Thyme
GNC

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