



Service
Industrial

3560 Hoffman Rd E, Vadnais
Heights

32,000sf single-tenant
manufacturing building

- Approx 30,000sf production &
warehouse space
 - Approx 2,000 office

\$3,100,000 (\$96.88/sf)

12' clear height

2 docks

Industrial Building For Sale



Jack Crawford, Principal Broker
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Service Industrial

- Wide open layout
- Heavy power service
- Fire suppression system
- Clean building; prior use is knitting
- Sound floors with minimal cracking
- Solar panels on roof, 11 years old
- White ceiling



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Breakroom & restrooms

Building constructed 1986

Built-up roof (tar & gravel),
installed 2006



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Service Industrial

2.02 acre lot

44 parking stalls

Up to 17,500sf (0.4 acres) potential
outside storage

OR building expandability

Parking lot in good condition



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Disclaimer

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