



INDUSTRIAL FOR LEASE!



FANUM INDUSTRIAL

3276 Fanum Road, Vadnais Heights, MN 55110

1,400–5,560 SF

**OFFICE
WAREHOUSE**

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Commercial Equities Group
— Investment Real Estate Services

SPACE INFO

Suite 600: 1,400 SF – Available now

9x12' drive-in
16' clear

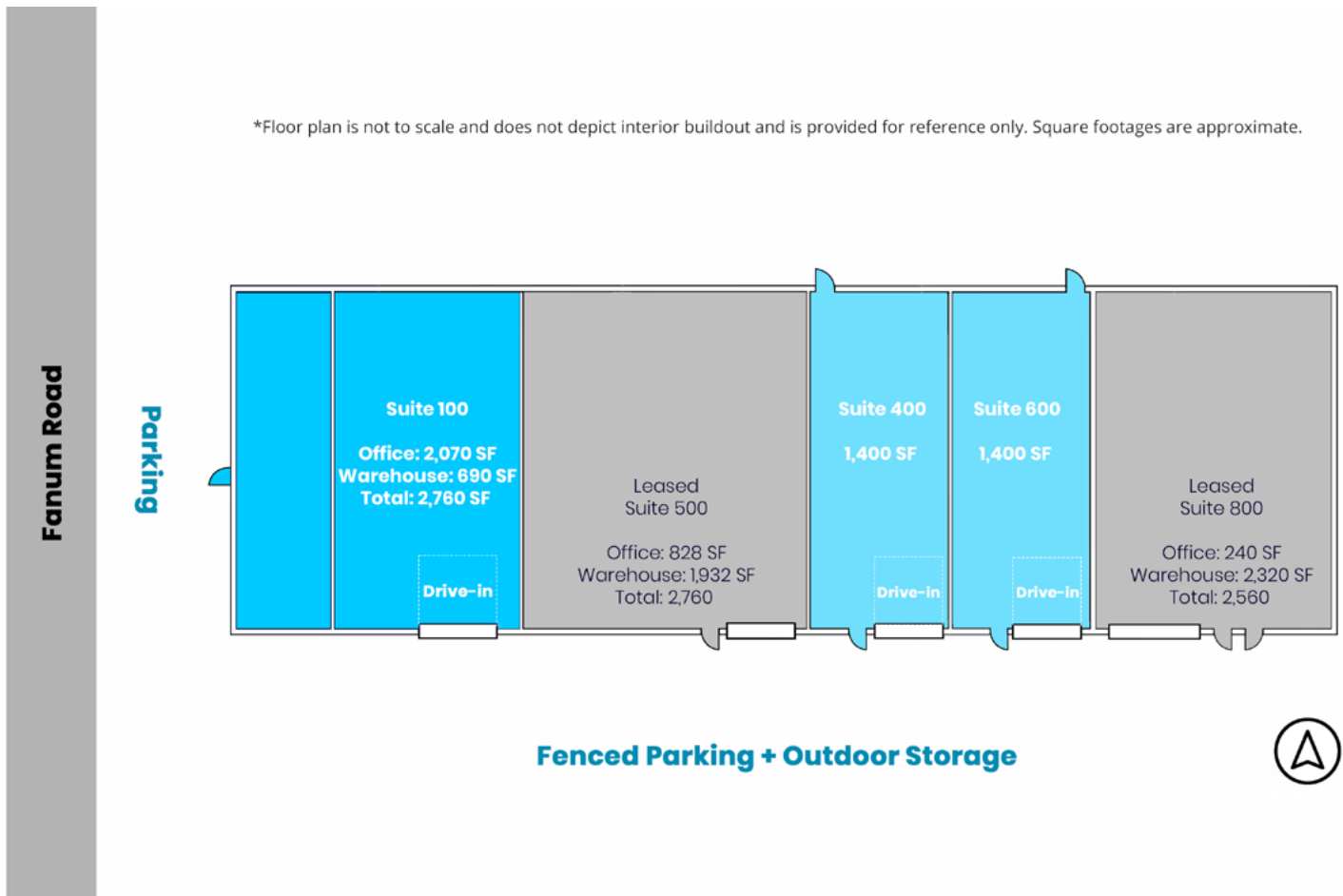
Suite 400: 1,400 SF – Available now

9x12' drive-in
16' clear

Suite 100: 2,760 SF – Available May 1, 2027

End cap space
9x12 drive-in
16' clear

*Floor plan is not to scale and does not depict interior buildout and is provided for reference only. Square footages are approximate.



GROSS RENT: \$19.20 PSF (includes \$6.36 CAM)
TENANT PAYS UTILITIES

THE PROPERTY

Multi-use industrial building perfect for contractors, trades, or small-business tenants. Highly versatile and a functional blend of office and warehouse space in a strategic location.

- Flexible office/warehouse layout
- Air conditioned
- Private restrooms
- Website: CEGspaces.com/fanum-2



THE LOCATION

Vadnais Heights is located near major thoroughfares, making logistics and commuting highly efficient.

- Across the street from well-known Buerkle Honda; easy to find for customers, clients, and vendors
- Quick access to I-35E, I-694, and U.S. Highway 61
- Minutes from Saint Paul and Minneapolis
- Centrally located to White Bear Lake and Vadnais Heights restaurants, retail, and other amenities
- The area hosts a healthy mix of industries



Situated in northeast Ramsey County, Vadnais Heights provides convenient access to a regional population of over three million while maintaining a suburban, community-focused environment.