

# Office/Warehouse Space for Lease

380 OAK GROVE PARKWAY | VADNAIS HEIGHTS, MN

7,375 Sq. Ft. Total

100% Climate Controlled

Local Ownership



## Cetra Partners

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# Property Overview

## LOCATION

380 Oak Grove Parkway  
Vadnais Heights, MN

## AVAILABLE SPACE

### Suite 500

5,494 Sq. Ft. – Office  
1,881 Sq. Ft. – Warehouse  
**7,375 Sq. Ft. – Total**

## LOADING

One (1) Dock Door

## CLEAR HEIGHT

16'

## LEASE RATES

\$14.00 Per Sq. Ft. – Office  
\$7.00 Per Sq. Ft. – Warehouse

## 2026 EST. CAM/TAX

\$5.68 PSF

## PROPERTY HIGHLIGHTS

- Available 9/1/2026
- Owner is willing to demo 80% of the office to warehouse space
- Ability to add drive-in door or an additional dock door



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Floor Plan -  
7,375 Sq. Ft. Total



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380 OAK GROVE PARKWAY | VADNAIS HEIGHTS, MN

Aerial Map View -  
7,375 Sq. Ft. Total

