

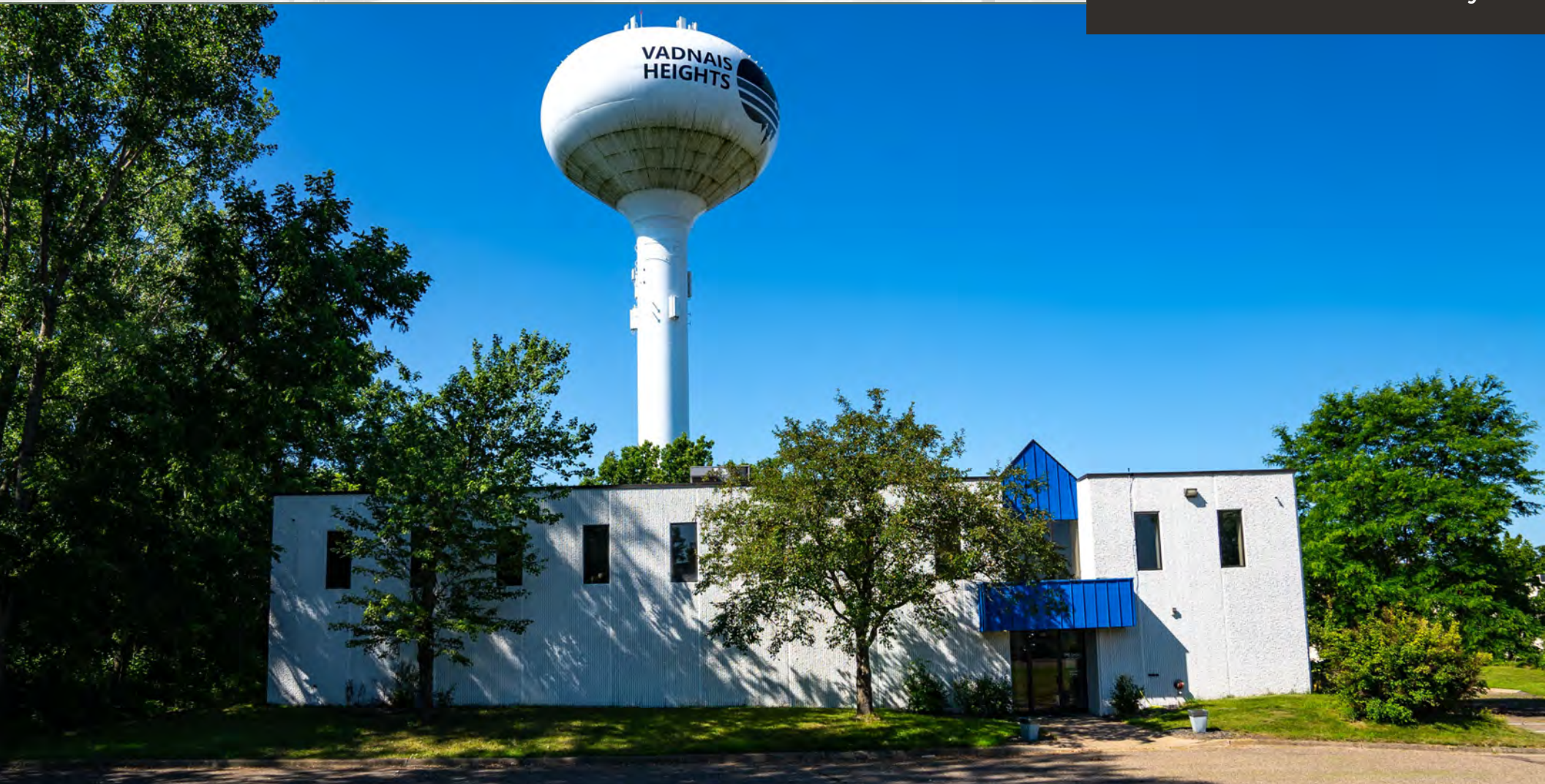
Industrial Building for Sale

400 COMMERCE COURT | VADNAIS HEIGHTS, MN

14,010 Total SF Building

Heavy Power

Convenient Access to Hwy 96



Cetra Partners

4455 White Bear Parkway, Suite 600
White Bear Lake, MN 55110

Jay Chmielecki | Principal
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Property Overview

LOCATION

400 Commerce Ct | Vadnais Heights, MN

BUILDING SIZE

First Floor Warehouse: 10,110 SF

First Floor Office: 1,200 SF

Second Floor Office: 2,700 SF

14,010 SF - Total

SITE SIZE

1.69 Acres

STORIES

Two (2)

YEAR BUILT

1987

LOADING

One (1) Dock Door

CLEAR HEIGHT

20'

ZONING

OB - Office Business District

EST. RE TAXES

\$48,876.00

SALE PRICE

\$1,995,000.00



Property Highlights

- Restored Roof in 2017
- Five (5) AC Roof Top Units
- Future Expansion Opportunity
- Air Exhaust Handler & Air Compressor
- Heavy Power
- Ramsey County PID#: 20-30-22-23-00-33

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Property Photos -
14,010 SF Building



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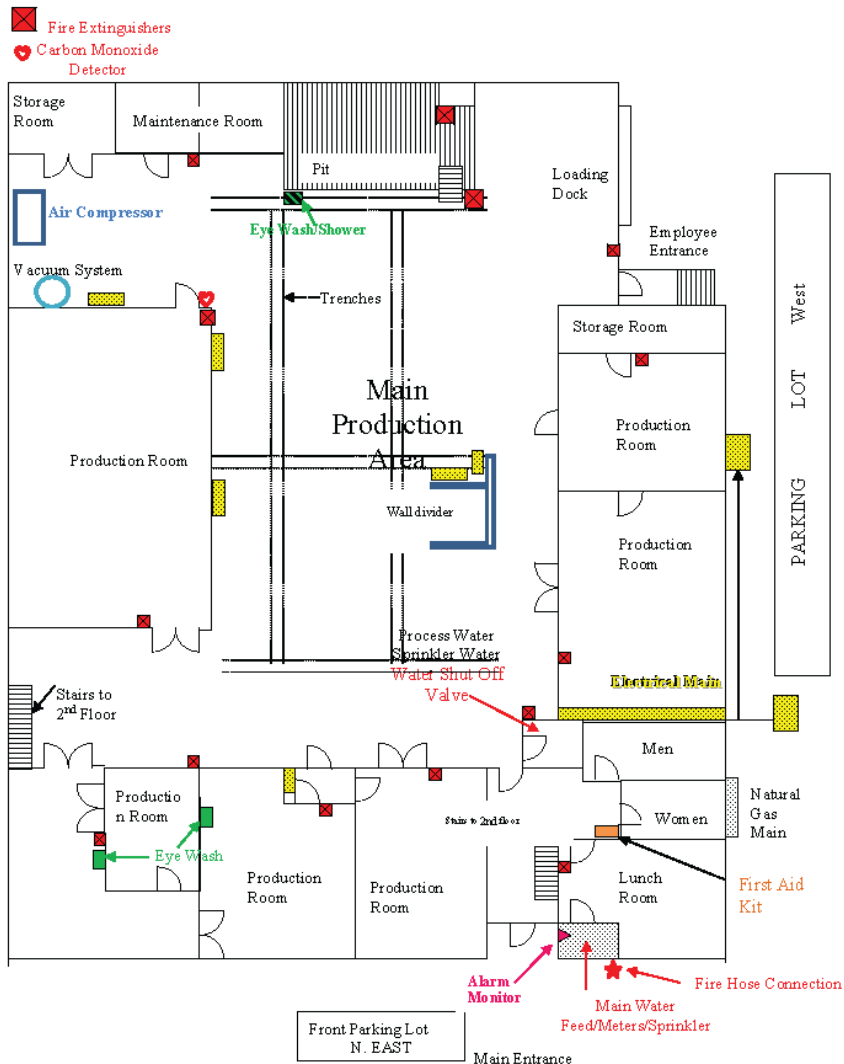
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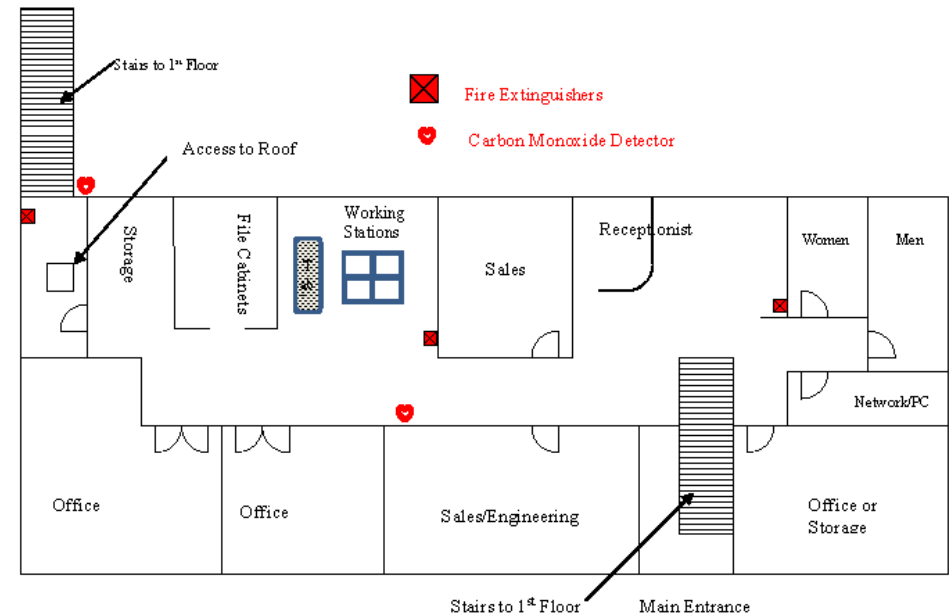
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Floor Plan -
14,010 SF Building

FIRST FLOOR



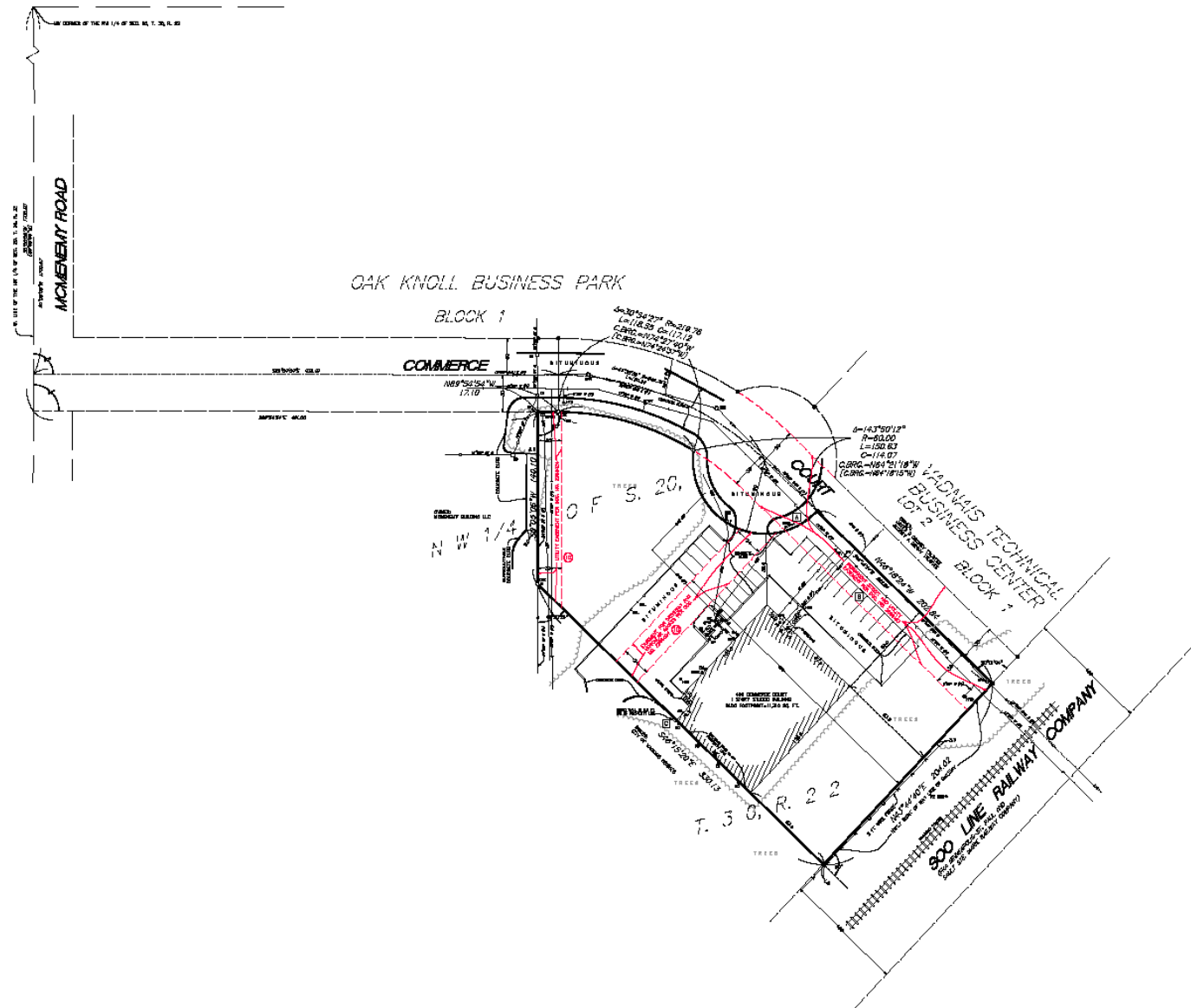
SECOND FLOOR



Industrial Building for Sale

400 COMMERCE COURT | VADNAIS HEIGHTS, MN

Survey -
14,010 SF Building



Industrial Building for Sale

400 COMMERCE COURT | VADNAIS HEIGHTS, MN

Aerial Map -
14,010 SF Building

