

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the text are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

Colliers

The main image shows the exterior of the Labor Business Center III. The building is a large, single-story structure with a brick facade and a prominent gabled entrance. There are several bare trees in front of the building, and a parking lot is visible in the foreground. The sky is clear and blue.

Labor Business Center III

3520-3530 Labore Road | Vadnais Heights, MN

Office/Flex/Warehouse Space For Lease

- Up to 12,437 SF available
- High visibility location
- Heart of Vadnais Heights
- Easy access to I-35E, I-694, and Hwy 61
- Locally owned and managed
- Building signage available

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Labore Business Center III

Building Specifications

Property Address: 3520-3530 Labore Rd, Vadnais Heights, MN 55110

Building Size: 34,421 SF

Available:

Suite 3526

- 5,144 SF total, with 3,150 SF of flex office space
- One (1) dock door
- Office built to suit
- Former State of MN Vocational Training space

Suite 3528

- 7,293 SF total, with 1,683 SF of existing office space
- One (1) dock high door
- Space is 100% air conditioned
- 1,683 SF of additional mezzanine space at no charge

Suite 3526-3528

- Can be combined for a total of 12,437 SF space

Zoning: I (Industrial)

Site: 2.28 Acres

Year Built: 1986

Clear Height: 18'

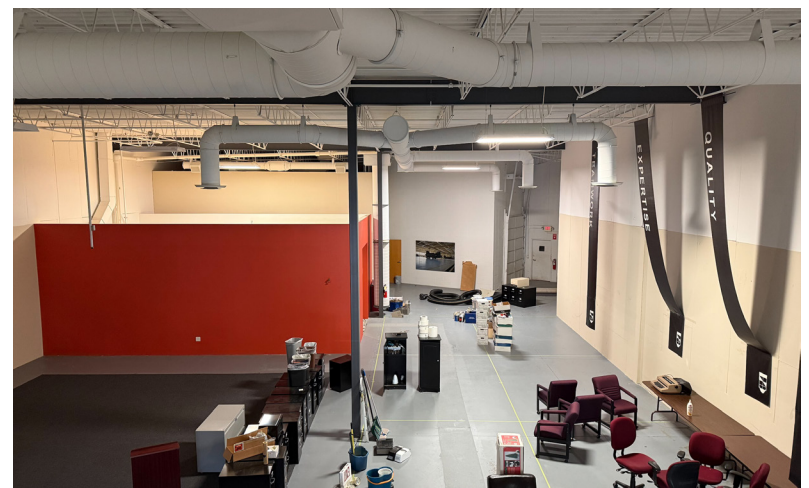
Power: 1200 Amps, 208 V / 3 Phase

Column Spacing: 30' x 30'

Parking: 78 stalls | 2.3/1,000 SF


Net Rental Rates: \$8.00 PSF blended

2026 Tax & CAM:
CAM: \$1.50 PSF
Tax: \$4.25 PSF
Total: \$5.75 PSF




Labore Business Center III

Floor Plan

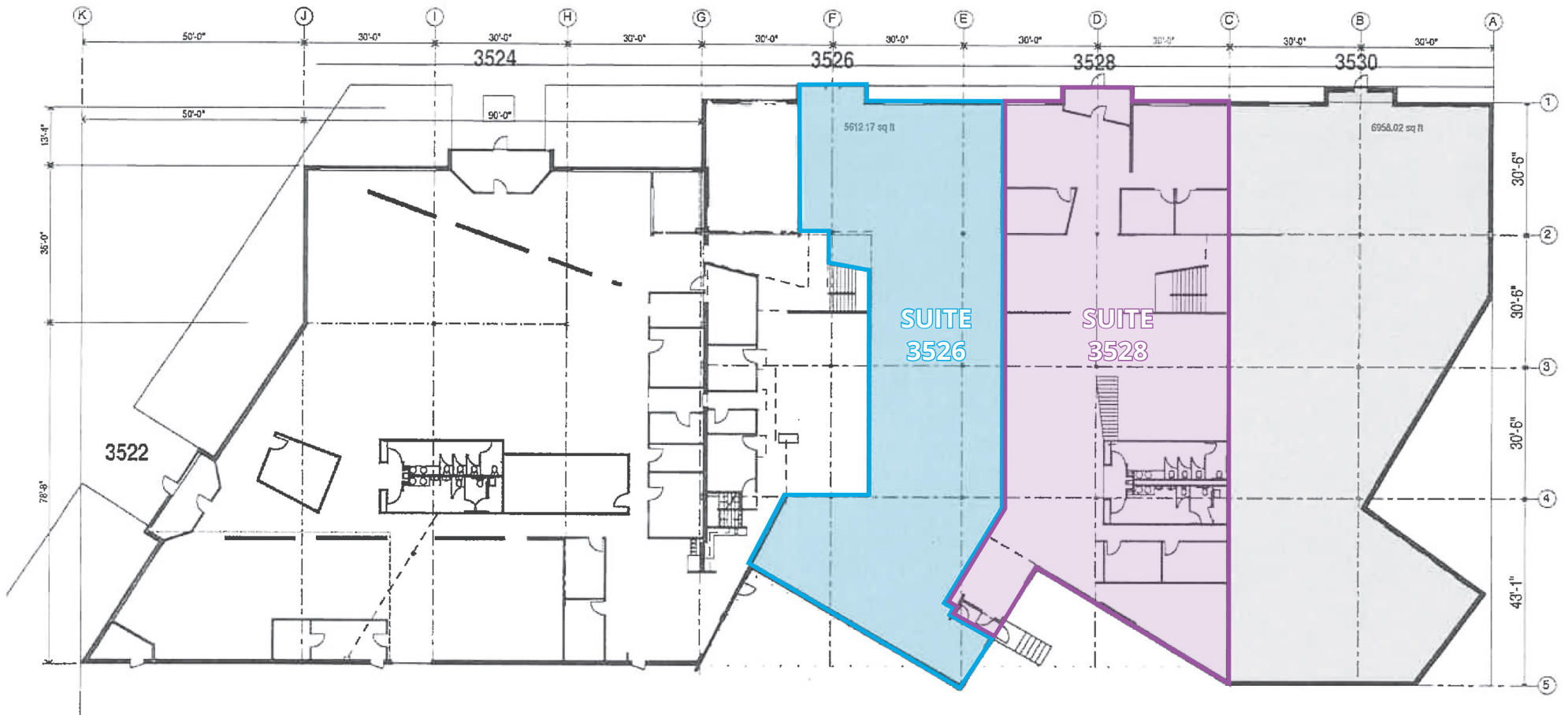
 Suite 3526 | 5,144 SF Total

- One (1) Dock Door
- Former State of MN Facility
- Currently 80% finished

 Suite 3528 | 7,293 SF Total

- One (1) Dock High Door
- Includes 1,683 SF of finished mezzanine flex space at no cost
- Space is 100% climate controlled

*Suites 3526-3528 can be combined for a total of 12,437 SF Total



Labore Business Center III

Property Aerial



Contact Us

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