



FOR LEASE

# 3301-3325 Labore Road

Vadnais Heights, MN

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COLLIERS INTERNATIONAL  
5985 Rice Creek Parkway, Suite 105  
Shoreview, MN 55126  
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## AMENITIES

- 62,092 square foot building
- 23,834 square feet available
- 100% wet sprinkled
- 16'-24' clear height
- Both dock and drive-in loading doors
- Ample surface parking
- Easy access and visibility to I-694 & I-35E

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Address:	3301-3325 Labore Road Vadnais Heights, MN 55110
Building Size:	62,092 square feet
Clear Height:	16'-24'
Net Rental Rates:	\$9.50 per square foot - office \$4.50 per square foot - warehouse
2018 Est. CAM & Taxes:	\$2.97 total per square foot (\$2.12 Tax/0.85 CAM)

## CURRENTLY AVAILABLE

### Suite 2:

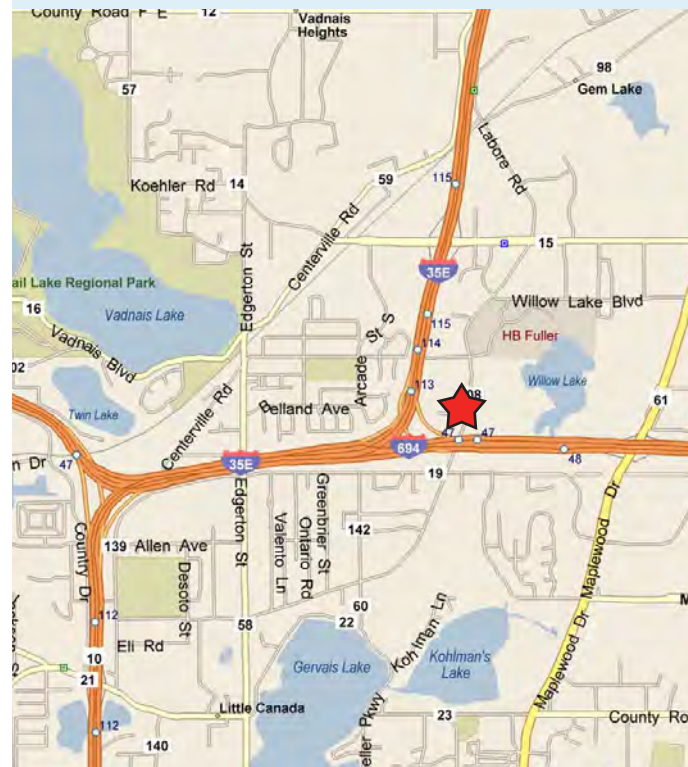
9,720 square feet - total  
1,980 square feet - office  
7,740 square feet - warehouse  
Two (2) drive-in  
16' clear height

### Suite 3:

14,114 square feet - total  
4,000 square feet - office  
10,114 square feet - warehouse  
One (1) drive-in  
One (1) dock door  
16' clear height

### Suite 2 & 3 Contiguous:

23,834 square feet - total  
5,980 square feet - office  
17,854 square feet - warehouse  
Three (3) drive-in  
One (1) dock door  
16' clear height



## CONTACT US

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## FOR LEASE > SITE PLAN



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