

Parkway Place 2

4255 White Bear Parkway
Vadnais Heights, MN 55110



PROPERTY

- 32,593 SF Office/Warehouse Building
- 15' clear height in warehouse
- Excellent visibility and access via I-35E
- Air-conditioned warehouse
- Sprinklered
- Building and monument signage opportunities
- Lease Rate:
\$9.50/SF Office - \$4.50/SF Warehouse
- Operating Expenses: \$1.65
Real Estate Taxes: \$2.60
2015 Estimate: \$4.25

AVAILABILITY

- Suites 1300-1550
Loading: 1 dock
Office: 6,525 SF
Warehouse: 1,200 SF
Total: 7,725 SF
Divisible to: 892 SF
- Suites 1800-2100
Loading: 4 docks
Office : 3,826 SF
Warehouse: 15,436 SF
Total: 19,262 SF
Divisible to: 4,478 SF



3775 Dunlap Street North
Ph: 651.481.8070
www.transwestern.com

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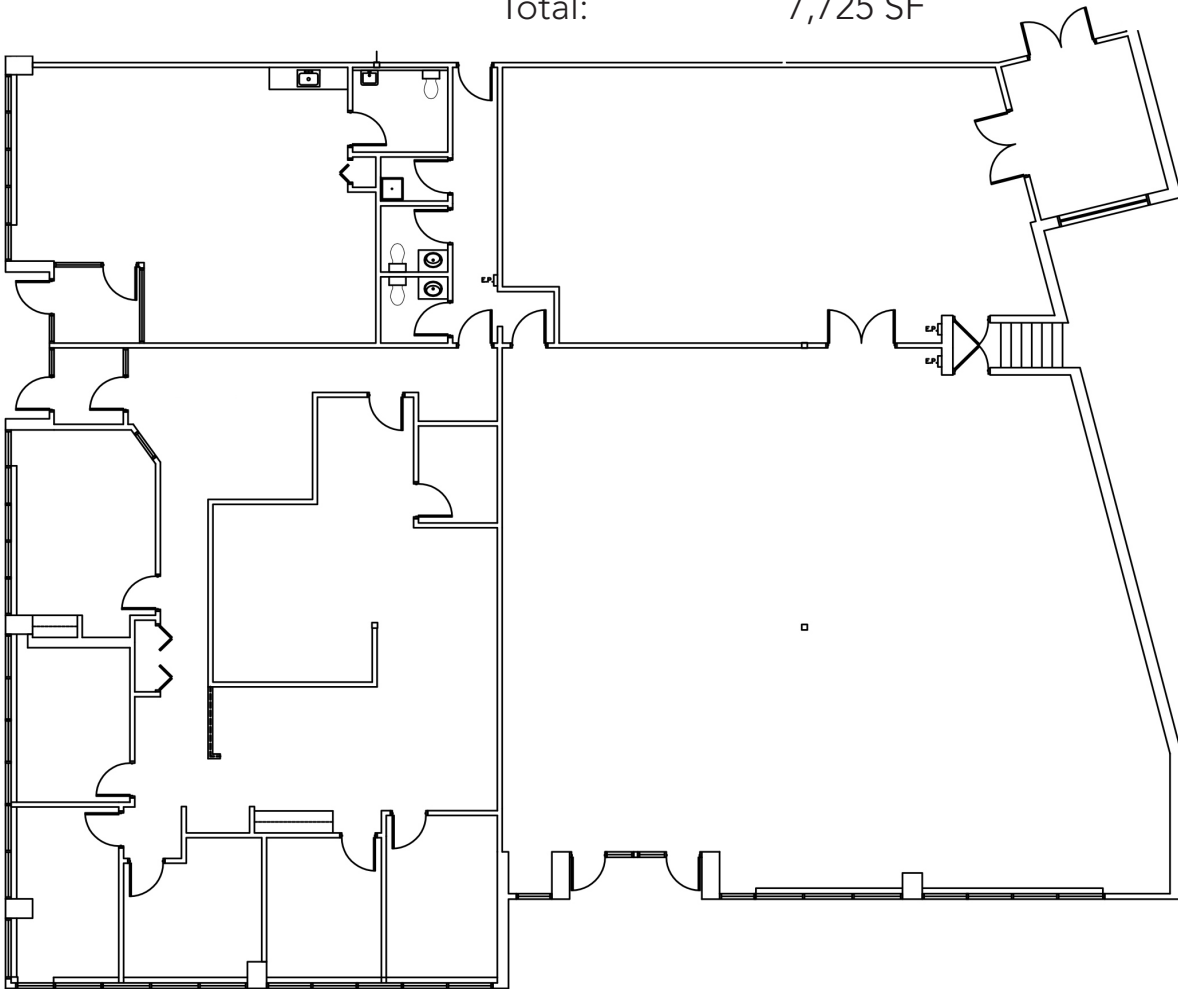


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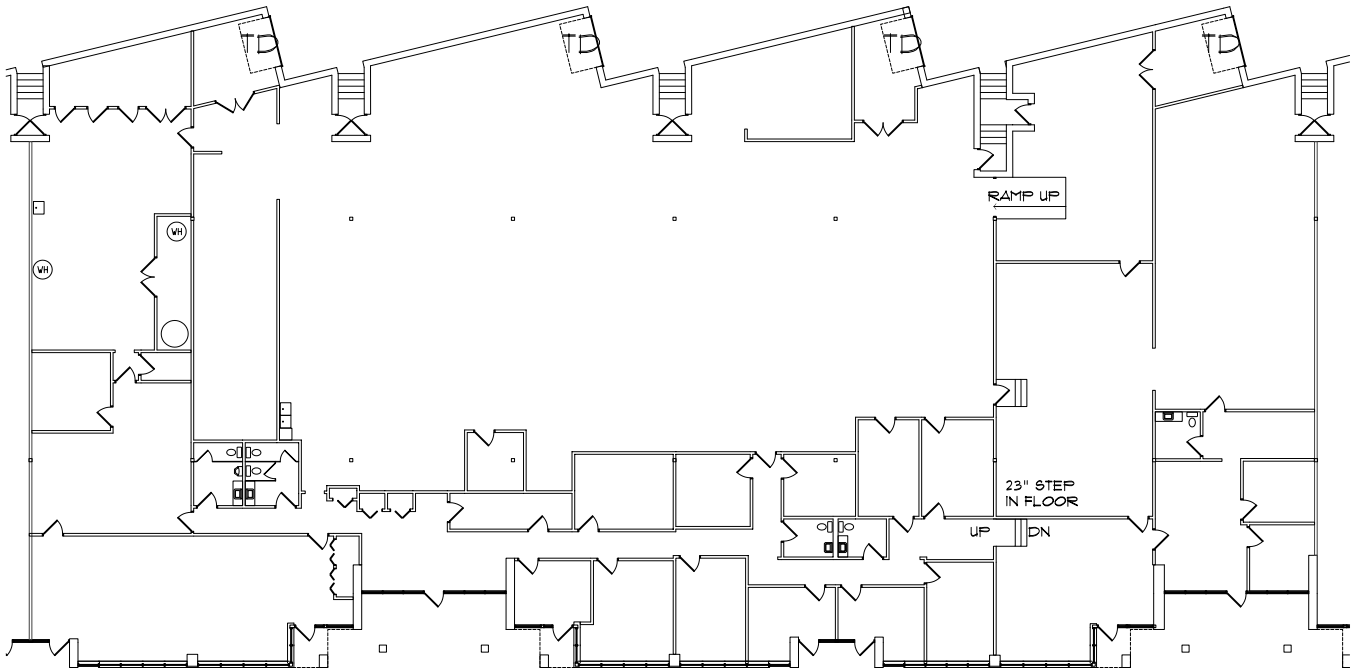


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