

**FOR LEASE**



## **2,760 Available Fanum Road Industrial Building**

3276 Fanum Road | Vadnais Heights, MN 55110

**Excellent office/warehouse with outdoor fenced storage area**

End cap space with lots of windows

1,380 SF office and 1,380 warehouse in multi-use industrial building

Air conditioned warehouse

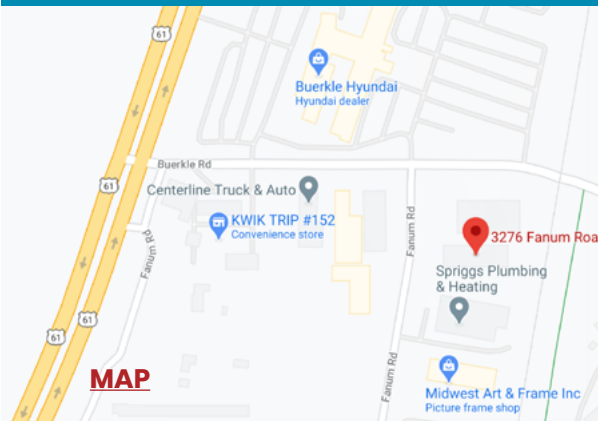
Updated offices

One 12x14' drive-in door, 16' clear

Perfect for contractors

Located across from Buerkle Honda

Easy access to I-694 and 35E



**Jeff Salzbrun**

612-788-1552

[jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)

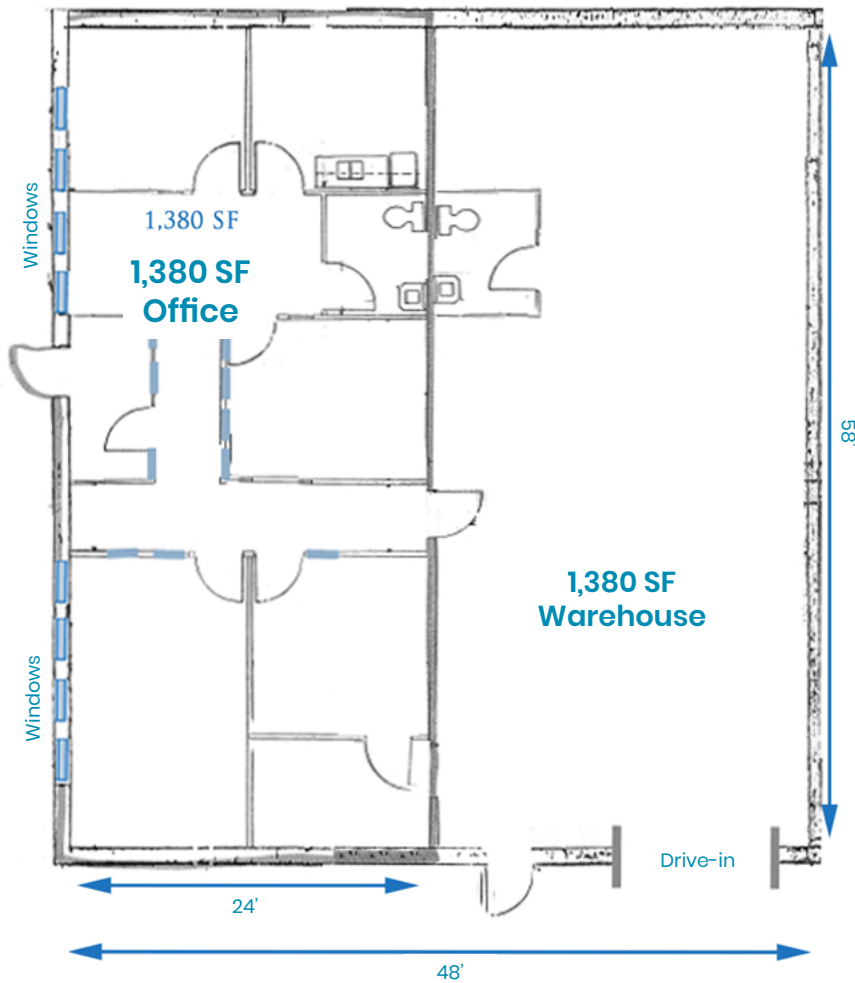
[CEGspaces.com](http://CEGspaces.com)

**Commercial Equities Group**  
— Investment Real Estate Services

**Gross Per Month: \$2,357.50 PSF**  
Excludes Utilities



## Office/Warehouse in Suburban Location



# Fanum | 2,760 SF

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## End Cap Office with Windows



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## 12x14' Drive In • 16' Clear



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