

# FANUM ROAD INDUSTRIAL BUILDING

3276 FANUM ROAD, VADNAIS HEIGHTS, MN 55110

FOR LEASE

OFFICE/WAREHOUSE



## LEASE RATE

\$2,150.00 GROSS PER MONTH

(EXCLUDES UTILITIES)

- 2,760 SQUARE FEET AVAILABLE
- TOTAL BUILDING SIZE: 10,672 S.F.
- NEW ROOF IN 2008
- BUILT IN 1984
- MULTI-TENANT INDUSTRIAL BUILDING W/DRIVE-IN DOORS
- GREAT FENCED-IN OUTDOOR STORAGE AREA
- FANTASTIC NEW OFFICES
- PERFECT FOR CONTRACTORS, ETC.
- EASY ACCESS TO I-694 & 35E

(ACROSS FROM BUERKLE HONDA)



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# ERSI

ESSENCE  
REAL ESTATE  
SERVICES INC.

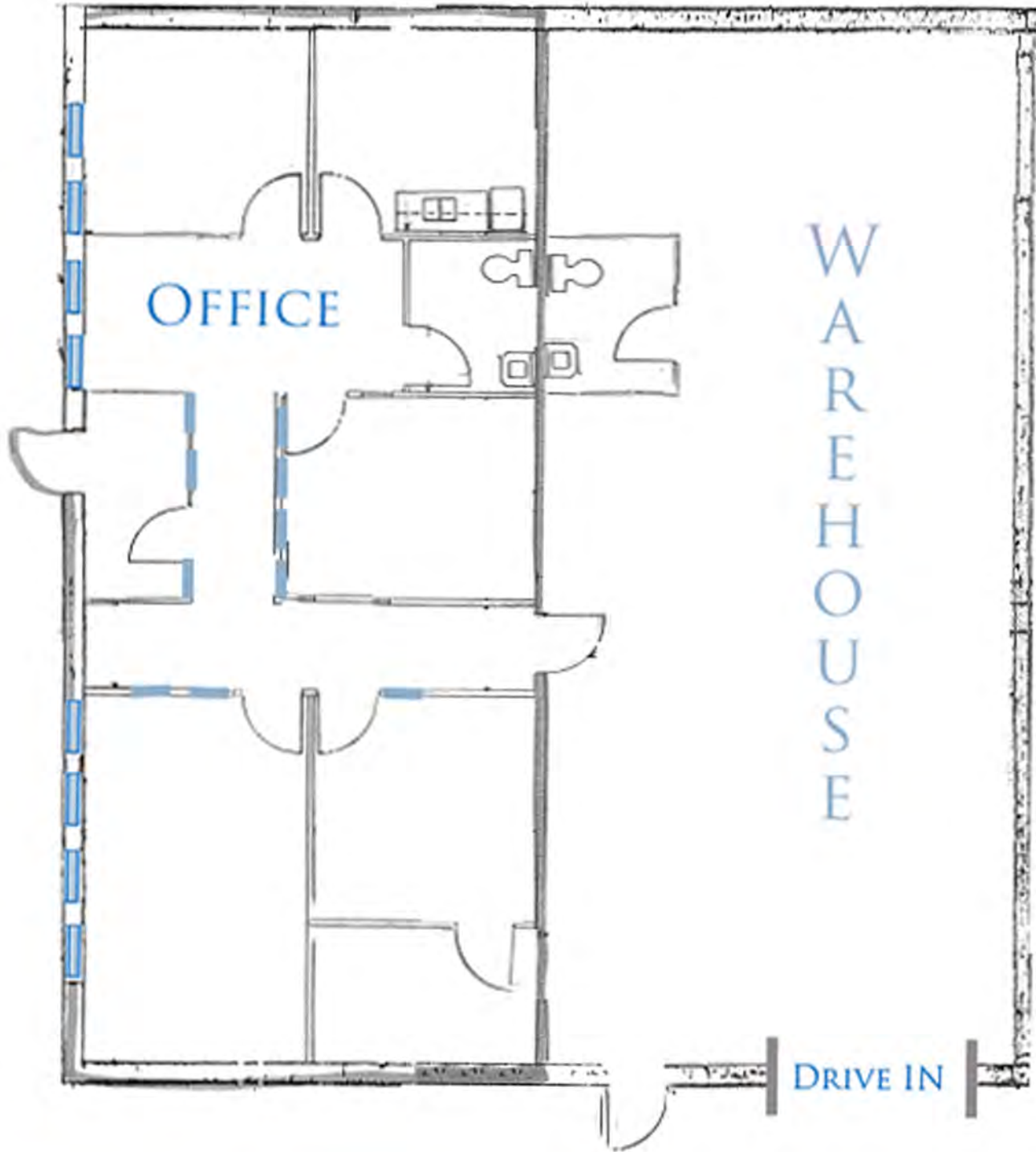
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FLOOR PLAN



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