

# FOR LEASE



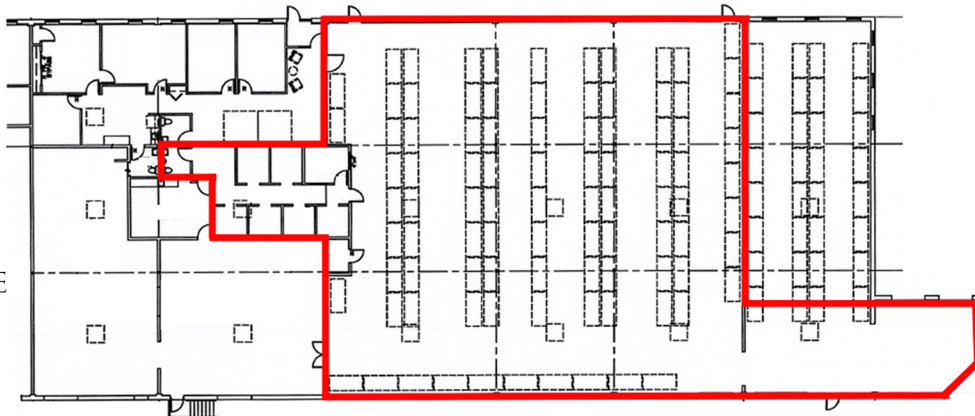
## MARINE TECH BUILDING

1360 COUNTY ROAD E, VADNAIS HEIGHTS, MN 55100

### LEASE RATES

|                    |            |
|--------------------|------------|
| OFFICE NET RENT:   | \$10.00 SF |
| WAREHOUSE RENT:    | \$ 5.00 SF |
| 2020 EXT. OP. EXP: | \$ 3.43 SF |

- APPROX. 1,016 SF OFFICE WITH 12,040 SF WAREHOUSE AVAILABLE
- THREE (3) DOCKS AND ONE DRIVE
- 16' CLEAR, LED LIGHTING, WHITE DECKING AND WALLS
- LOCATED OFF COUNTY ROAD E, BETWEEN 35E AND HWY 61
- MANY AREA AMENITIES



## EXCEPTIONAL WAREHOUSE AND OFFICE

JEFF SALZBRUN  
612-788-1552  
jeffs@essencerealestate.com

JEFF NORDNESS  
651-341-5044  
jeff@essencerealestate.com

651-482-1871

**ERSI**  
ESSENCE  
REAL ESTATE  
SERVICES INC.  
COMMERCIAL REAL ESTATE SINCE 1990