

# FOR LEASE



## FANUM ROAD INDUSTRIAL BUILDING

3276 FANUM ROAD, VADNAIS HEIGHTS, MN 55110

### LEASE RATES:

**\$2,357.50 GROSS PER MONTH**  
(EXCLUDES UTILITIES)

- 2,760 SF AVAILABLE, 1,380 SF OFFICE & 1,380 SF WAREHOUSE
- BUILT IN 1984, NEW ROOF IN 2008
- MULTI-TENANT INDUSTRIAL BUILDING W/ DRIVE-IN DOORS
- FENCED-IN OUTDOOR STORAGE AREA
- FANTASTIC NEW OFFICES
- PERFECT FOR CONTRACTORS, ETC.
- EASY ACCESS TO I-694 & 35E

(ACROSS FROM BUERKLE HONDA)



## EXCELLENT WAREHOUSE WITH OFFICE SPACE

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

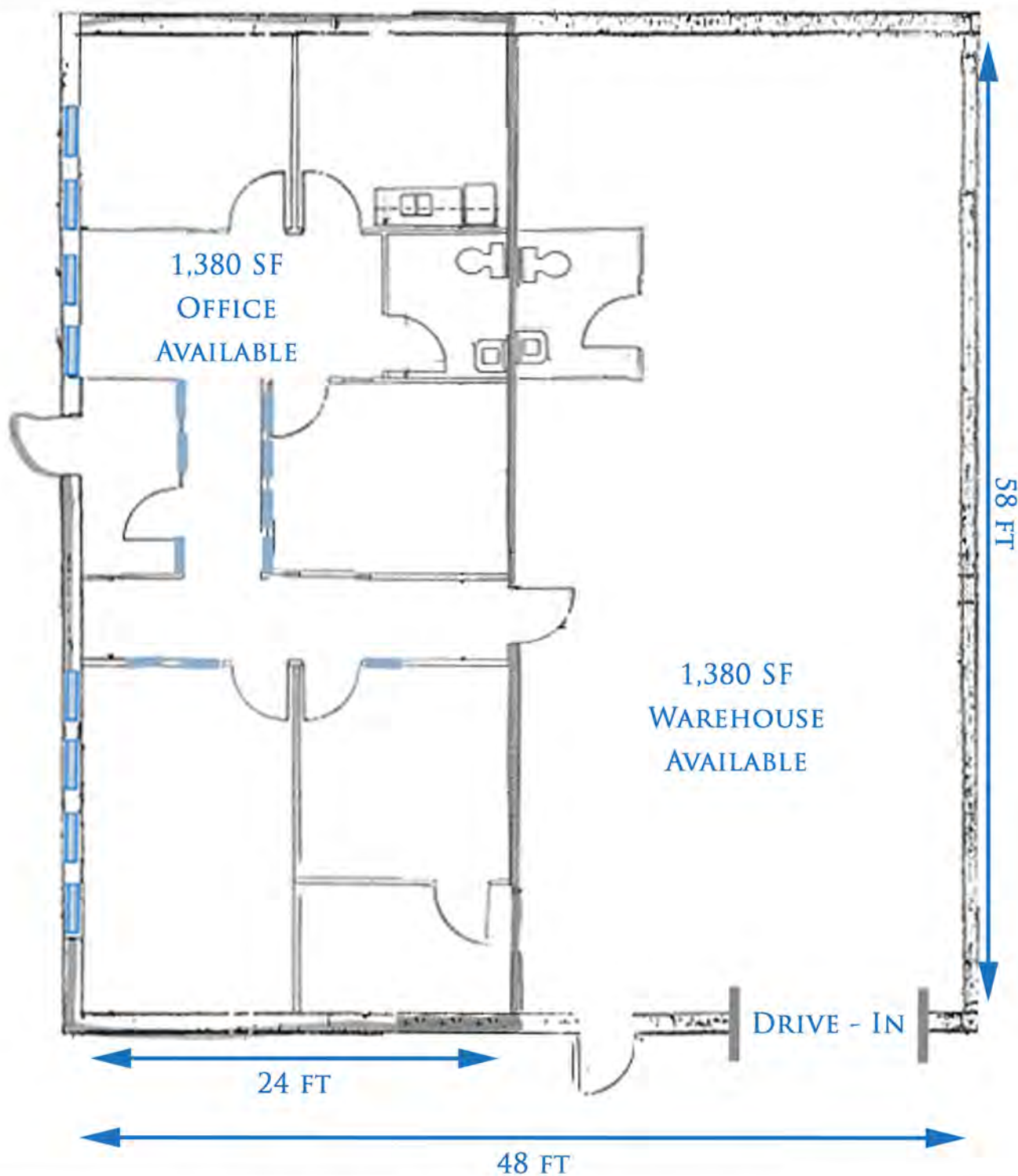
JEFF NORDNESS  
651-341-5044  
jeff@essencerealestate.com

651-482-1871

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

# FANUM ROAD INDUSTRIAL BUILDING

3276 FANUM ROAD, VADNAIS HEIGHTS, MN 55110



## 2,760 SF SPACE AVAILABLE

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