

FOR LEASE

Labore Business Center III

3520-3530 Labore Road | Vadnais Heights, MN

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- Up to 10,628 SF Office / Flex / Warehouse Space Available
- Highly Visible Location
- Located in the Heart of Vadnais Heights
- Easy Access to I-35E, I-694 and Hwy 61
- Locally Owned and Managed
- Building Signage Available

Labore Business Center III

BUILDING SPECIFICATIONS

Property Address:	3520-3530 Labore Rd, Vadnais Heights, MN 55110
Building Size:	34,421 SF
Available:	**Suite 3526**: **4,370 SF total** (**3,150 SF flex office**) • One (1) dock door • Office built to suit • Former State of MN Vocational Training space **Suite 3528**: **6,258 SF total** (**1,683 SF existing office**) • One (1) dock high door • Space is 100% air conditioned • 1,683 SF of additional mezzanine space at no charge **Suite 3526-3528**: **Can be combined for a total of 10,628 SF**
Zoning:	I (Industrial)
Site:	2.28 Acres
Year Built:	1986
Clear Height:	18’
Power:	1200 Amps, 208 V / 3 Phase
Column Spacing:	30’ x 30’
Parking:	78 stalls | 2.3/1,000 SF
Net Rental Rates:	$8.00 PSF blended
2026 Tax & CAM:	CAM: $1.50 PSF Tax: $4.25 PSF Total: $5.75 PSF







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FLOOR PLAN

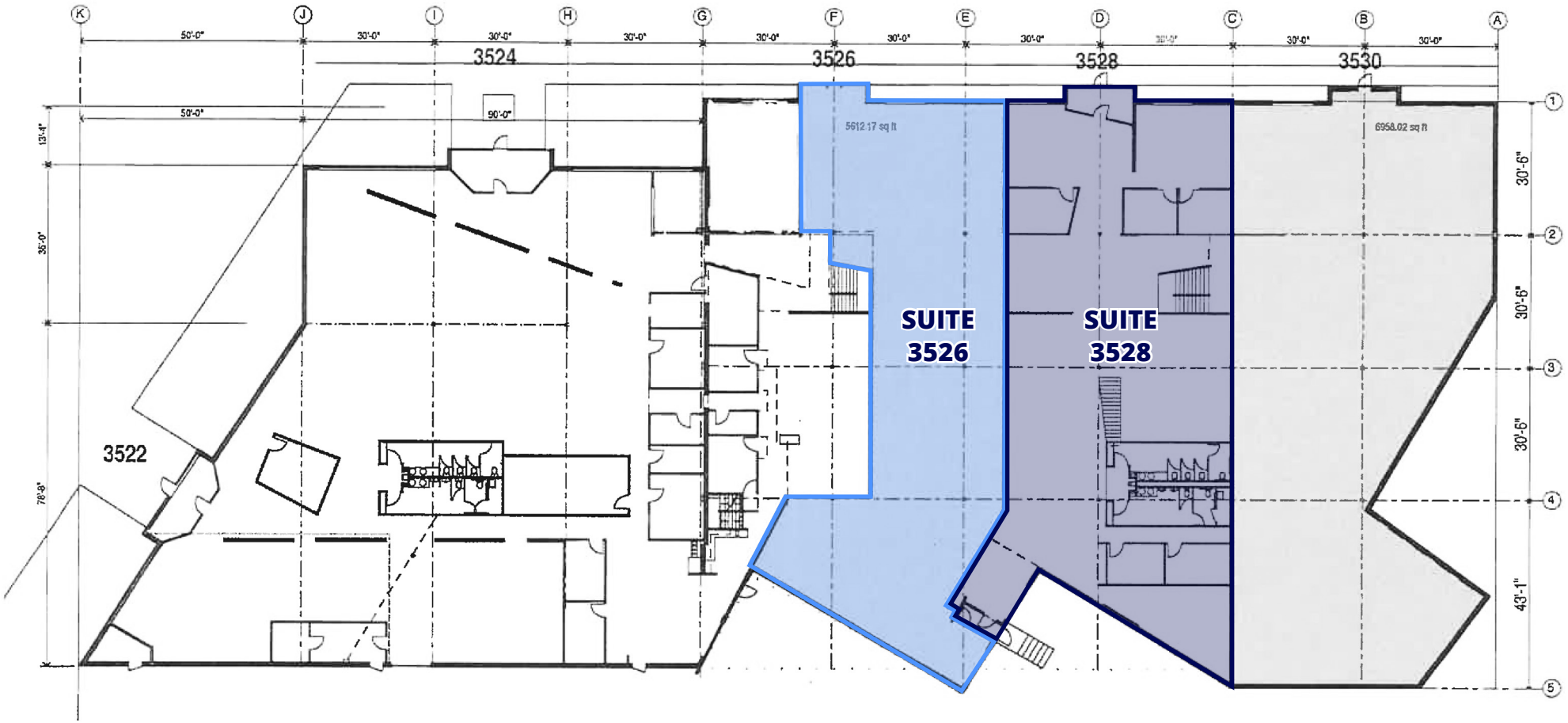
Suite 3526 | 4,370 SF Total

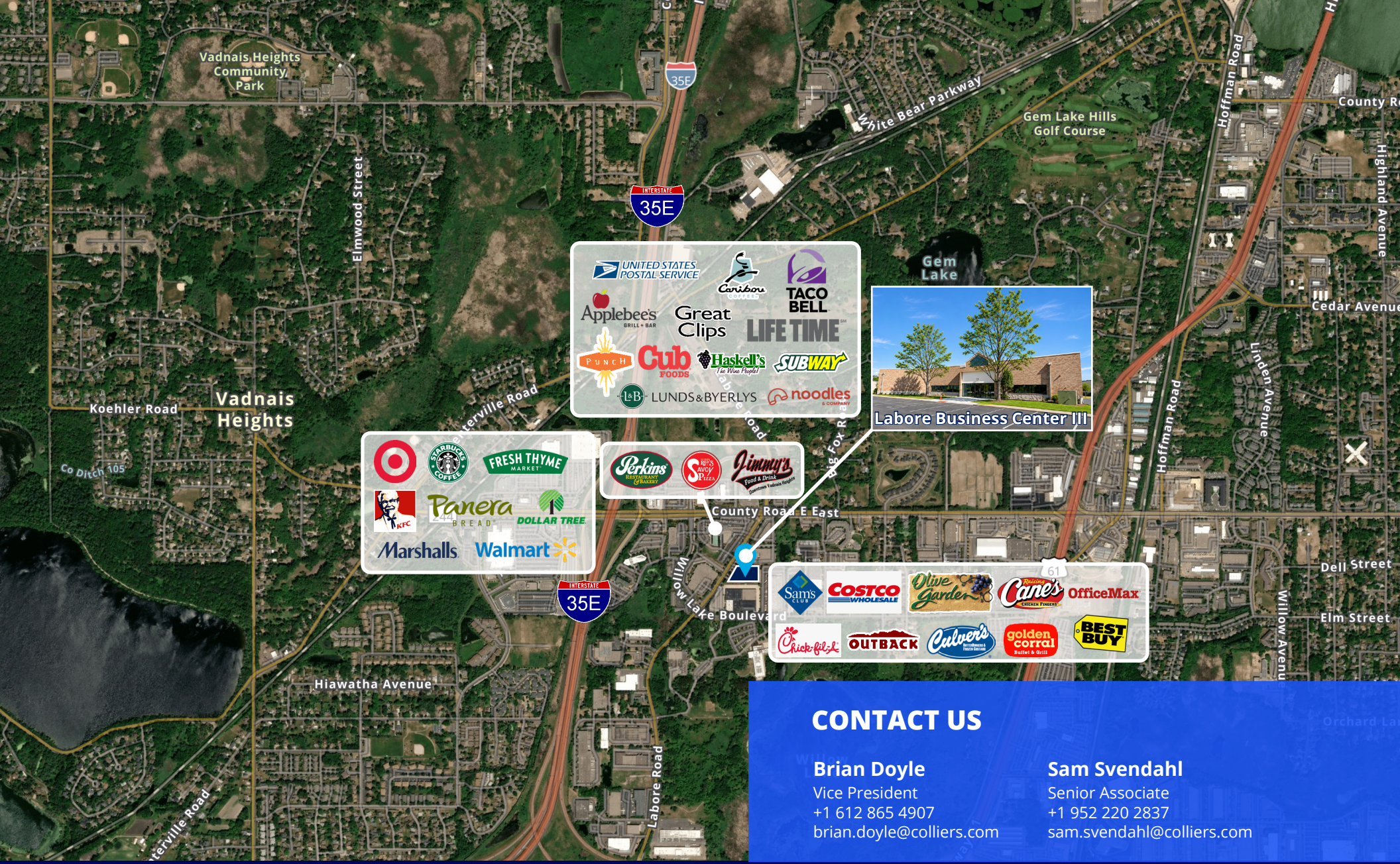
- 3,150 SF flex office
- One (1) Dock Door
- Former State of MN Facility
- Currently 80% finished

Suite 3528 | 6,258 SF Total

- 1,683 SF finished mezzanine flex space (at no additional cost)
- One (1) Dock High Door
- Space is 100% climate controlled

***Suites 3526-3528 can be combined for a total of 10,628 SF Total**





CONTACT US

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