

Vadnais Heights | MN 55127  
4260-4290 Centerville Road



For Lease



## PROPERTY HIGHLIGHTS

- 38,080 SF multi-tenant, office/warehouse building
- Dock and drive-in loading
- 18' clear height
- 200 amps, 3-phase per bay
- Building 100% sprinklered
- Masonry construction with decorative block exterior
- Built in 1995
- Building security system
- Zoned I-Industrial District
- Easy access to I-35E via Highway 96



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
[www.TITUScre.com](http://www.TITUScre.com)



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**AVAILABLE FOR LEASE**

**SUITE 4280-N:**

4,800 total square feet

- 1,350 SF of office
- 3,450 SF of warehouse
- 4 private offices and cubicles
- + mezzanine space
- 1 dock door (10'x8')
- Possible racking and fork lift available

**SUITE 4280-S:**

4,720 total square feet

- 500 SF of office
- 4,220 SF of warehouse
- 1 dock door (10'x8'), 1 drive-in door (12'x12')

**SUITE 4280 CONTIGUIOS**

9,520 total square feet

- 1,850 SF of office
- 7,670 SF of warehouse
- 1 drive-in door, 2 dock door

**NET LEASING RATES**

\$10.50 PSF for Office

\$6.50 PSF for Warehouse

**2026 ESTIMATED TAX AND CAM**

\$2.62 PSF for Tax & Insurance

\$2.28 PSF for CAM

**\$4.90 TOTAL PSF**

**ESTIMATED MONTHLY RENT**

Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
4280-N	4,800	1,350	3,450	\$10.50	\$6.50	<b>\$3,050</b>	\$4.90	<b>\$1,960</b>	<b>\$5,010</b>
4280-S	4,720	500	4,220	\$10.50	\$6.50	<b>\$2,723</b>	\$4.90	<b>\$1,927</b>	<b>\$4,651</b>
4280	9,520	1,850	7,670	\$10.50	\$6.50	<b>\$5,773</b>	\$4.90	<b>\$3,887</b>	<b>\$9,661</b>

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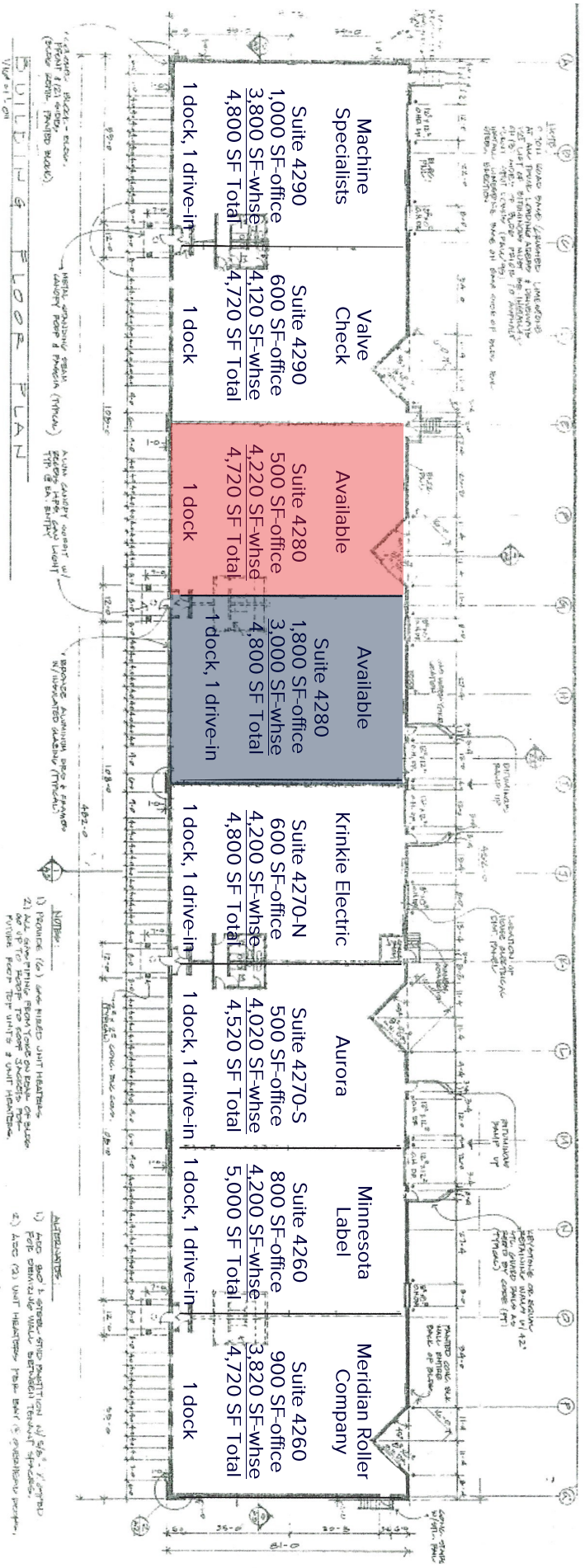


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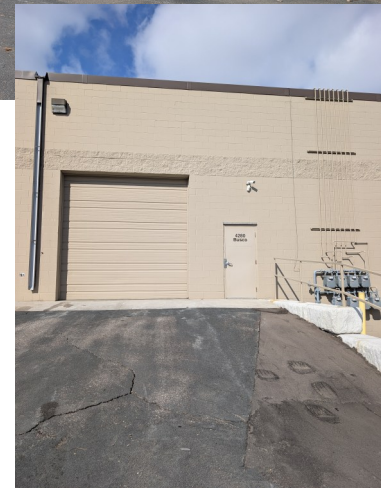
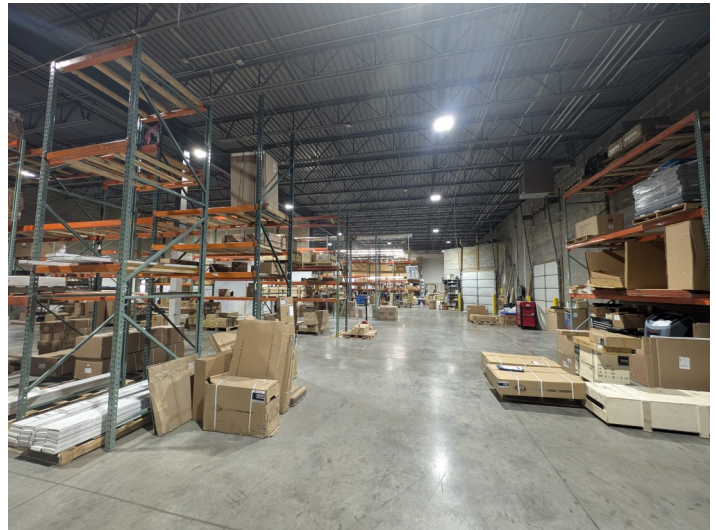
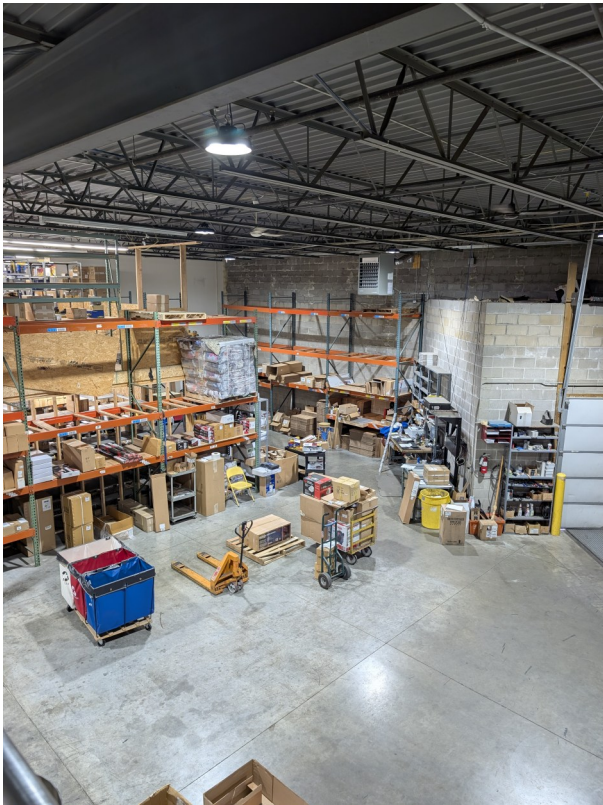


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