

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 Industrial District
- Easy access to I-35E via Highway 96



4771 Bald Eagle Avenue | 101
White Bear Lake | MN 55110
www.TITUScre.com



Mike Brass
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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

\$2.48 PSF for CAM

\$5.00 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 | \$3,050 | \$5.00 | \$2,000 | \$5,050 |
| 4280-S | 4,720 | 500 | 4,220 | \$10.50 | \$6.50 | \$2,723 | \$5.00 | \$1,967 | \$4,690 |
| 4280 | 9,520 | 1,850 | 7,670 | \$10.50 | \$6.50 | \$5,773 | \$5.00 | \$3,967 | \$9,740 |

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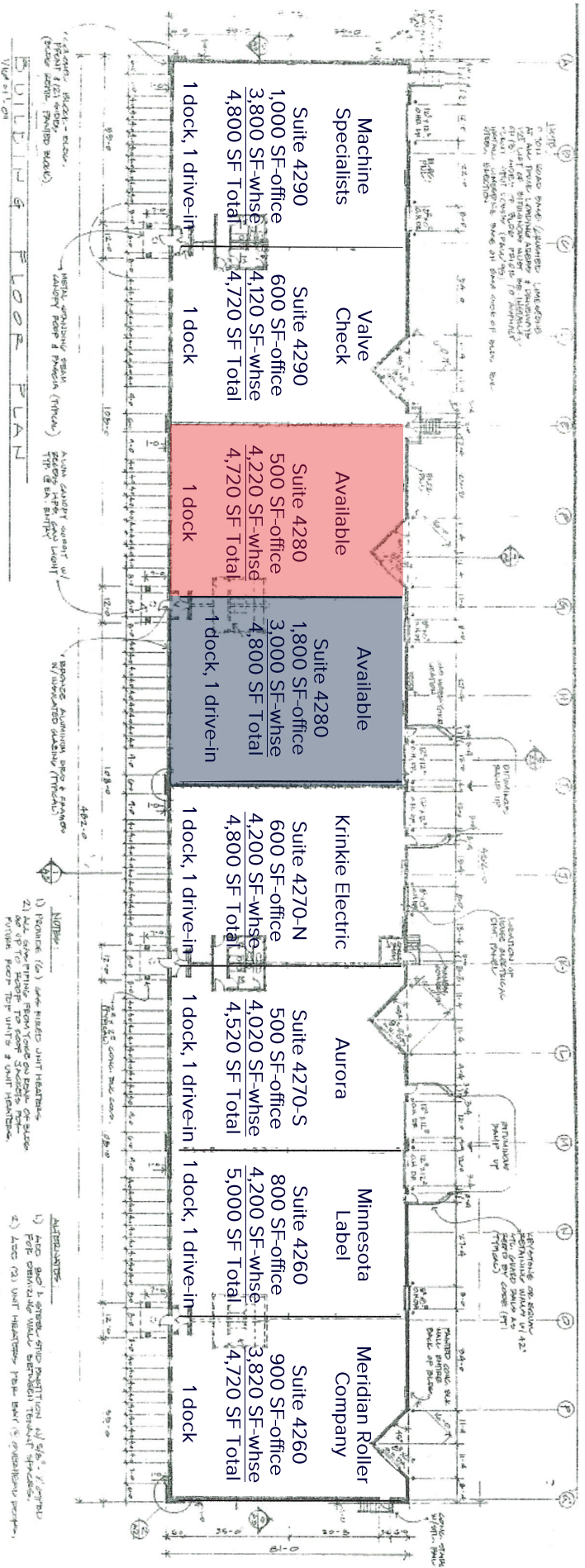


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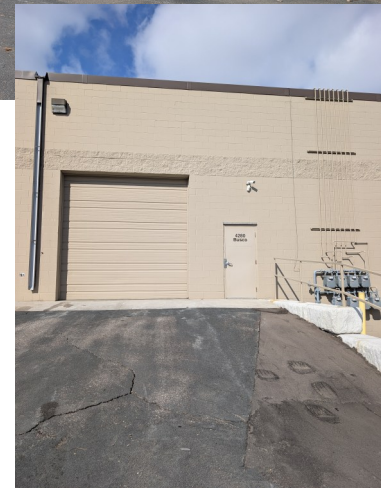
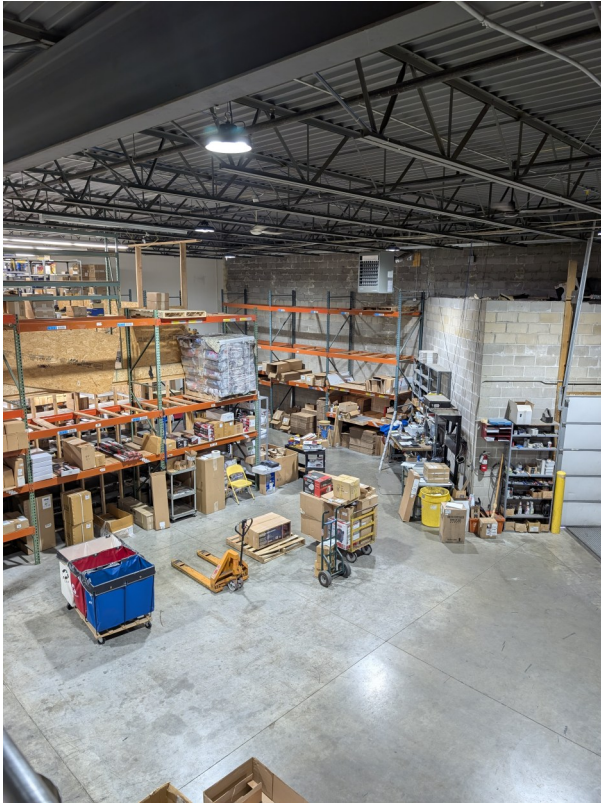


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