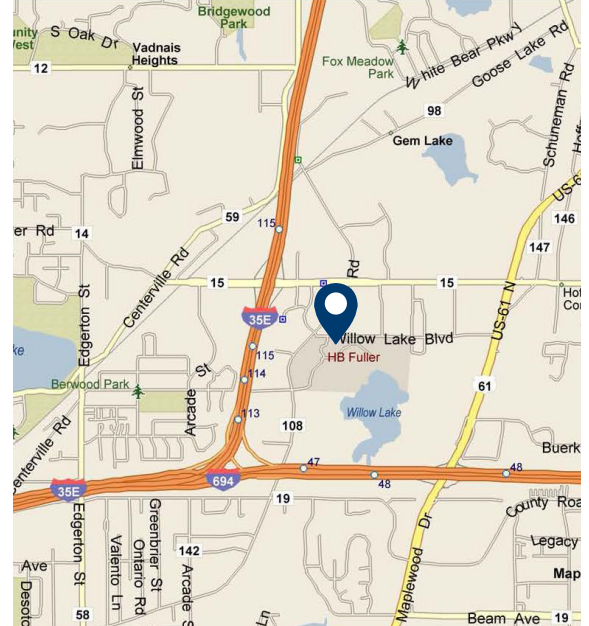


1185 WILLOW LAKE BLVD

VADNAIS HEIGHTS | MN 55110



SPACE AVAILABLE:

43,006 SF - OFFICE/MEZZANINE

81,047 SF - WAREHOUSE

ASKING RATE:

\$10.00/SF - OFFICE/MEZZANINE

\$5.00/SF - WAREHOUSE

2018 TAX & CAM:

\$2.26/SF - TAX

\$1.25/SF - CAM

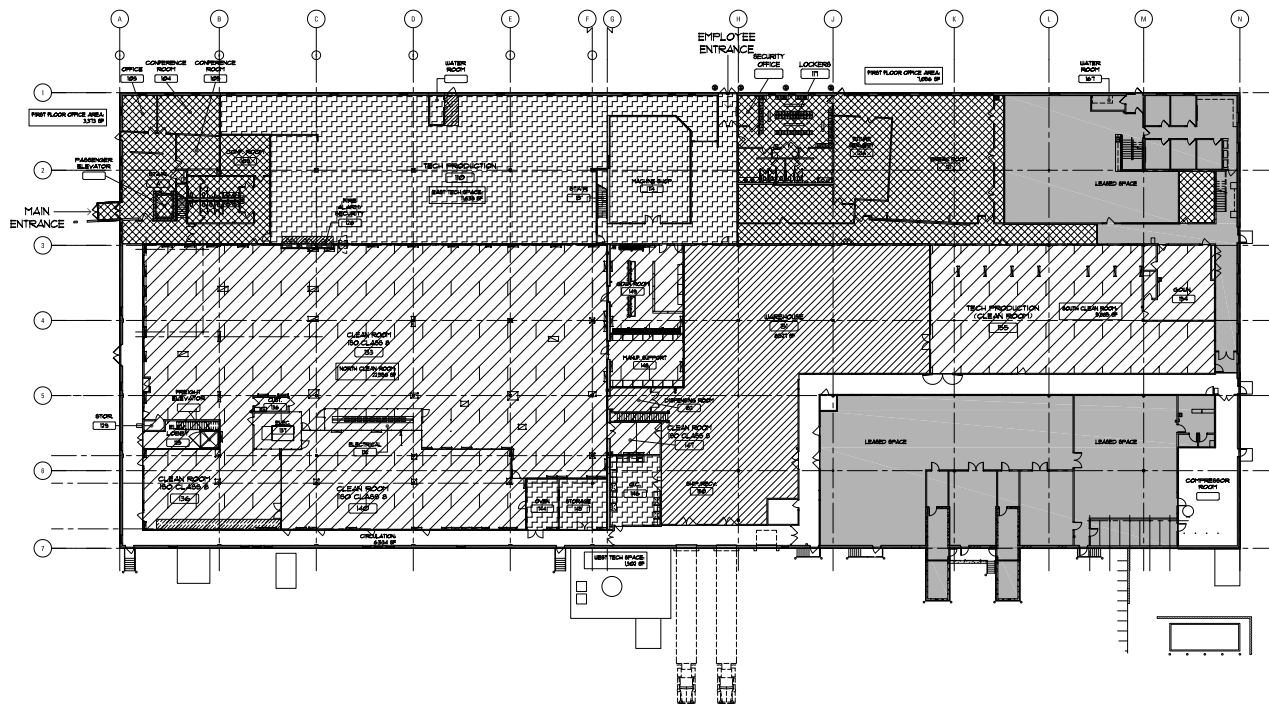
\$3.51/SF - TOTAL

PROPERTY HIGHLIGHTS

- Approx. 124,053 total building square feet
- Direct access to I-694, I-35E and Hwy 61
- Near many retail shops, restaurants and hotels
- 22'-24' clear height
- Three (3) dock doors with ability to add more
- 140+ stripped parking stalls
- Outside storage potential



VADNAIS HEIGHTS | MN 55110



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