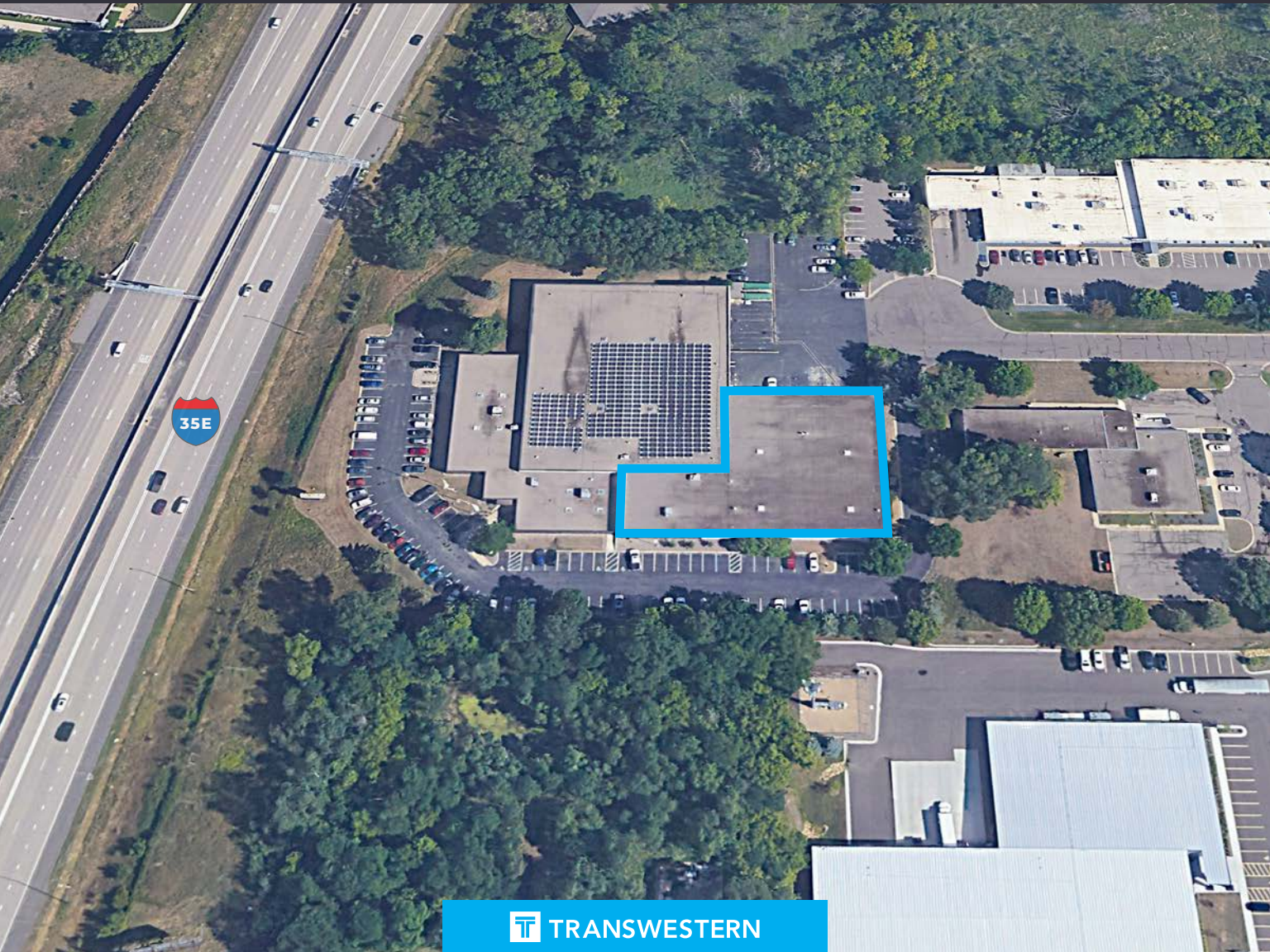


# 27,000 SF FOR LEASE

1000 KRISTEN COURT, SUITE 1  
VADNAIS HEIGHTS, MN 55110



TRANSWESTERN



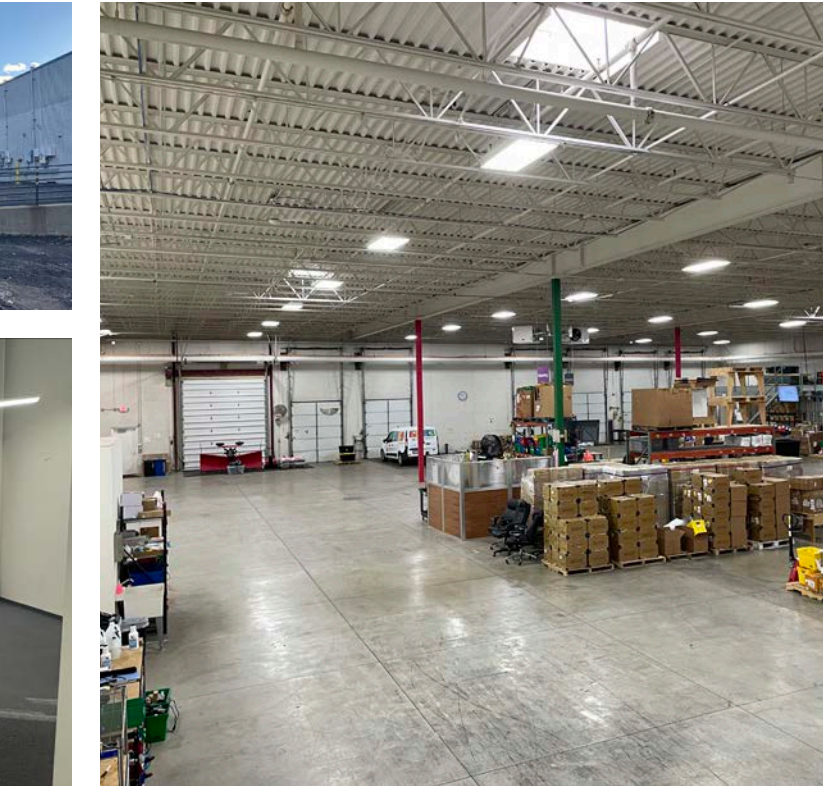
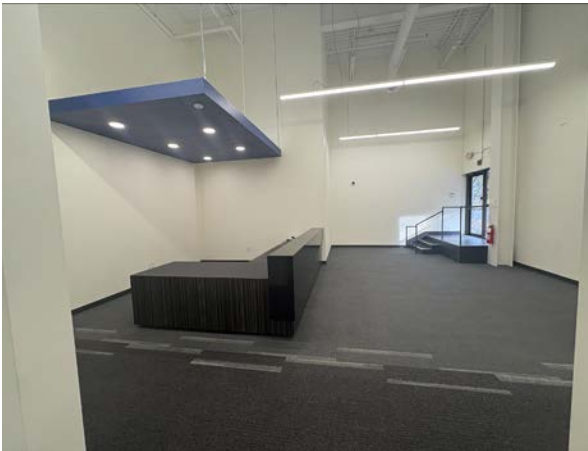
# GENERAL OVERVIEW

## 1000 KRISTEN COURT, SUITE 1, VADNAIS HEIGHTS, MN

This industrial facility at 1000 Kristen Court in Vadnais Heights, MN offers 27,309 square feet of space situated on a 5.41-acre site, well-suited for a range of industrial uses. The property features 4 dock doors, 3 drive-in doors, and a 20-foot clear height within the 16,570-square-foot warehouse area. The combination of dock and drive-in access provides operational flexibility, while the expansive lot allows for ample parking.

## PROPERTY SPECS

|                               |                       |                          |   |
|-------------------------------|-----------------------|--------------------------|---|
| Space Available               | 27,309 SF             | Construction Type        | Tilt Up                                       |
| 1st Floor Office Area         | 7,387 SF              | Power                    | 800 Amp, 480v; 3-Phase                        |
| 2nd Floor Office (Mezz.) Area | 3,352 SF              | Lighting                 | Office: LED<br>Warehouse: Fluorescent         |
| Warehouse Area                | 16,570 SF             | Climate Control          | Office: 100% Conditioned<br>Warehouse: GUH(s) |
| Clear Height                  | 20'                   | Parking                  | 45 Stalls                                     |
| Loading                       | 4 Docks   3 Drive-Ins | CAM/Tax/Utilities (2026) | \$5.22 PSF                                    |
| Sprinkler                     | Fully Sprinkled       | Lease Rate               | Negotiable                                    |
| Column Spacing                | 40' x 40'             |                          |   |

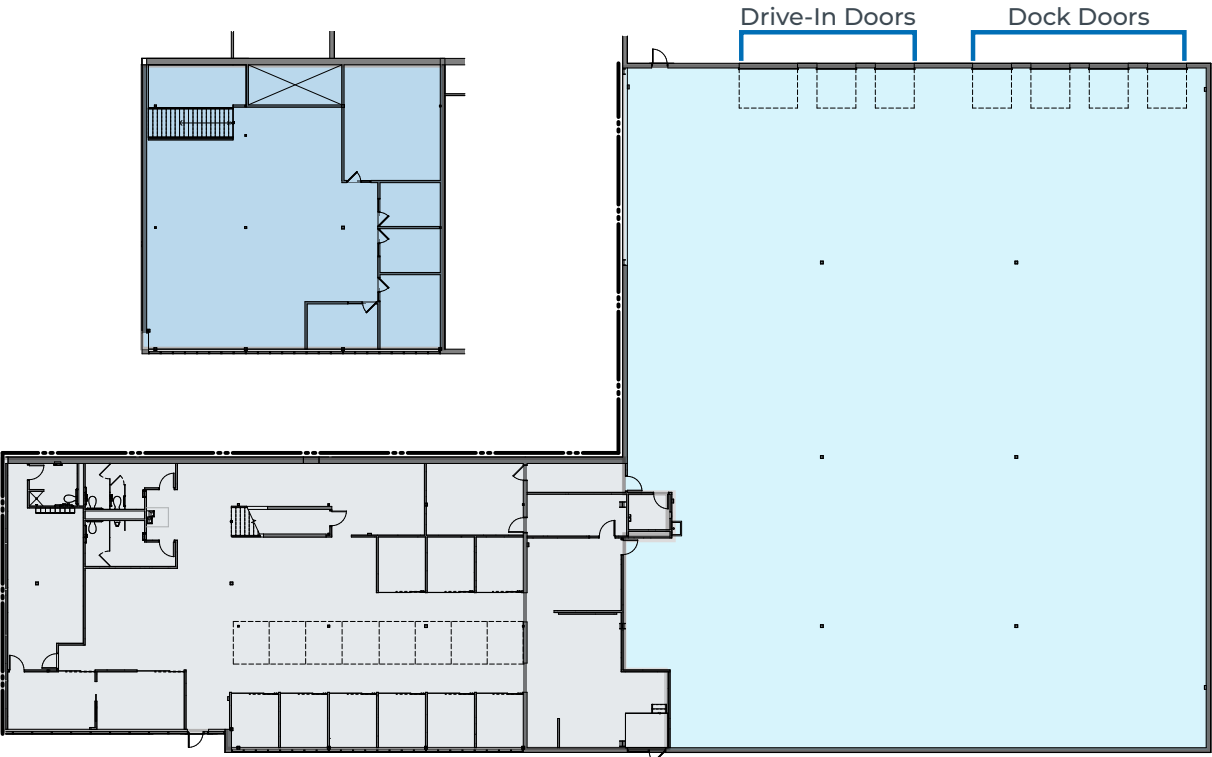




# SPACE DESIGNED FOR POSSIBILITY

FLOOR PLAN & PROPERTY IMAGES

## FLOOR PLAN



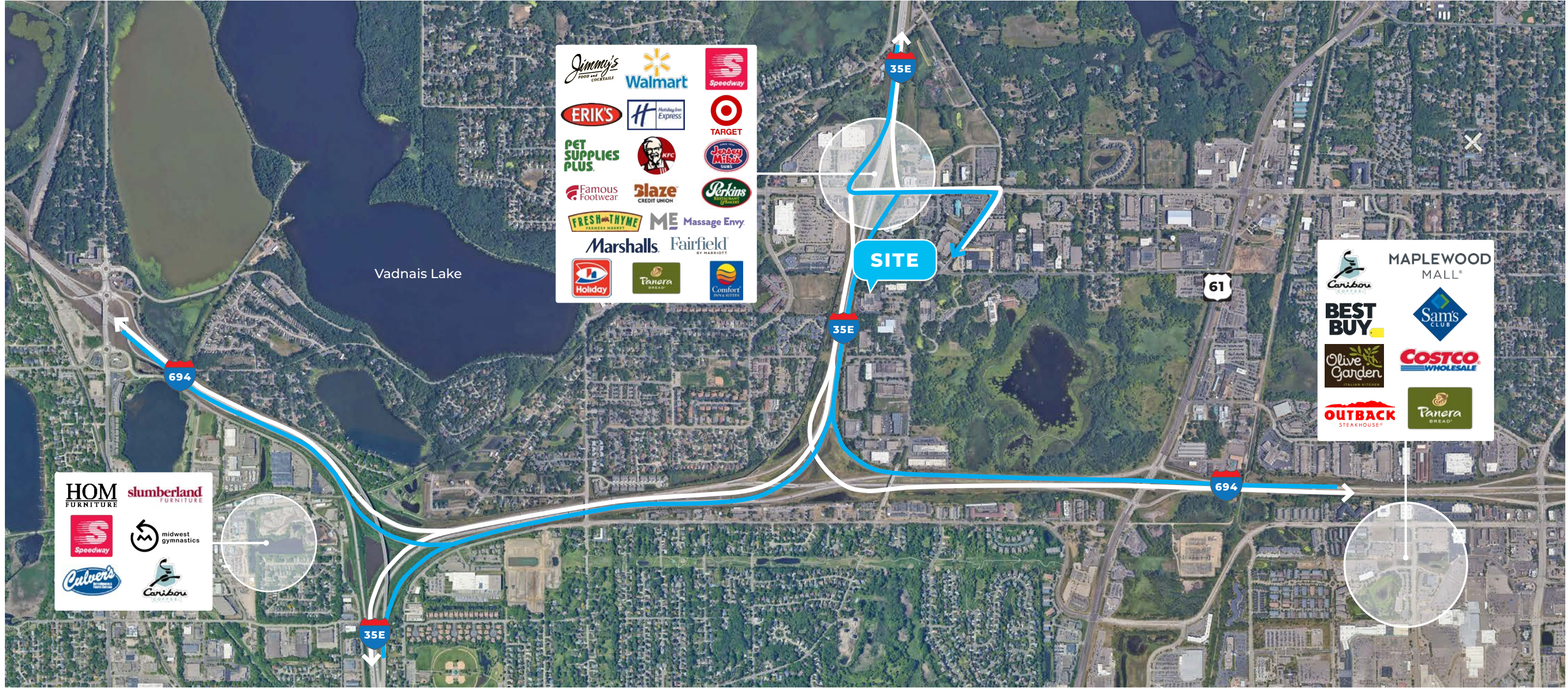
- Warehouse  
16,570 SF
- 1st Level Office  
7,387 SF
- 2nd Level Office  
3,352 SF

Total 27,309 SF





# NEIGHBORHOOD AMENITIES & HIGHWAY ACCESS







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