

# For sublease

18,935 SF Available

1025 Kristen Court, Vadnais  
Heights, MN 5511



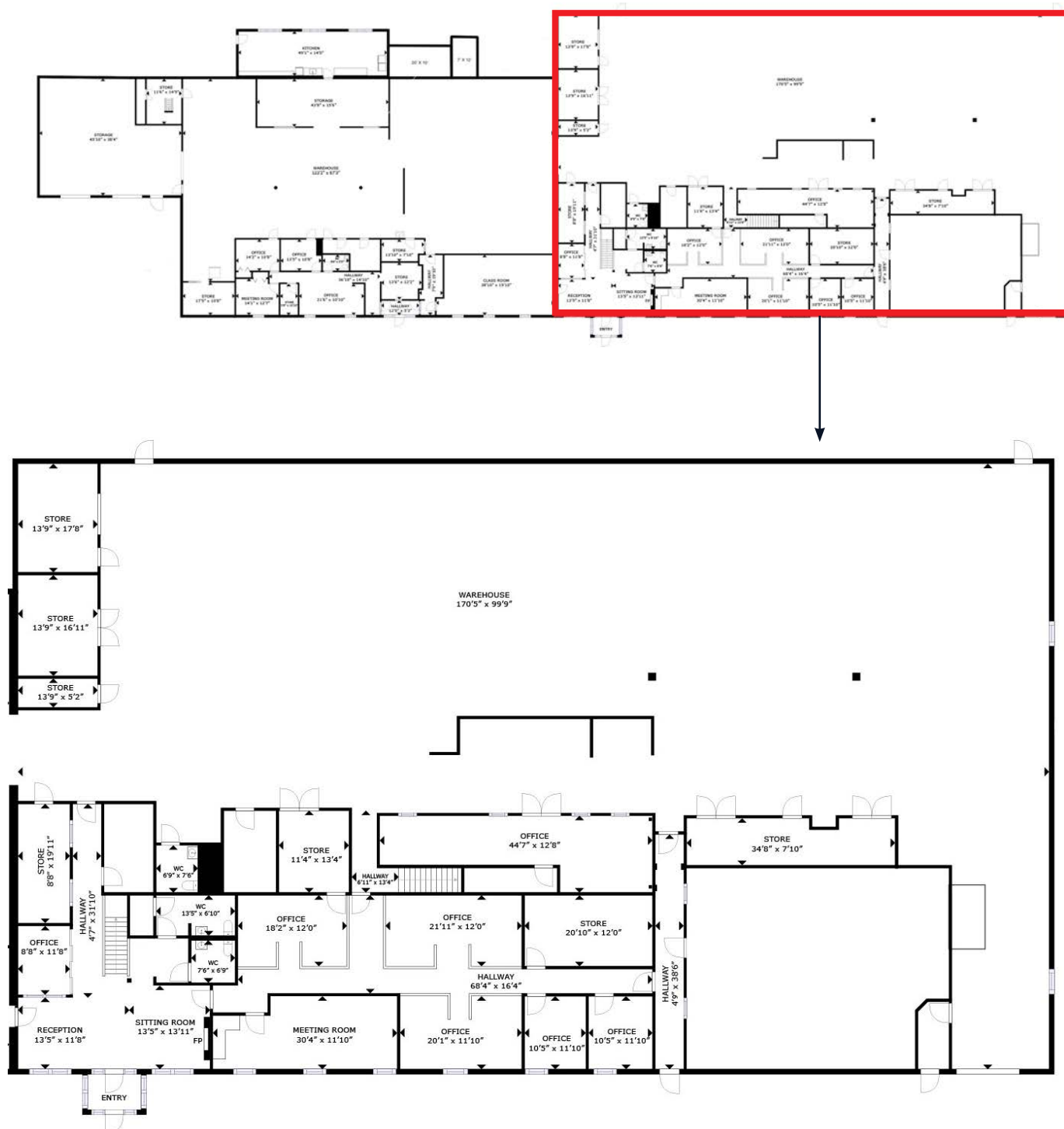


## Building features

- 18,935 SF available - potential to demise
- One (1) drive-in door (10' x 12')
- (0.82/1,000 SF) parking ratio
- 19'6" clear height
- Two (2) 3-ton overhead cranes
- Heavy power available
- Compressed airlines throughout
- Fully climate controlled
- Tenant improvements available
- Sublease term: through 12/31/2029
- Date available: September 1, 2024
- Lease rate: \$11.00 PSF gross



# Floor plan



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