

FOR SUBLEASE

Oakdale Industrial Center

7166 4th St N | Oakdale, MN 55128

49,034 SF OFF/WHSE



Dan Lofgren, SIOR

Vice President

(952) 525-3334

Dan.Lofgren@ForteREP.com

www.ForteREP.com

Joe Jetland

Senior Associate

(952) 525-3339

Joe.Jetland@ForteREP.com

www.ForteREP.com



FORTE

REAL ESTATE PARTNERS

PROPERTY FEATURES

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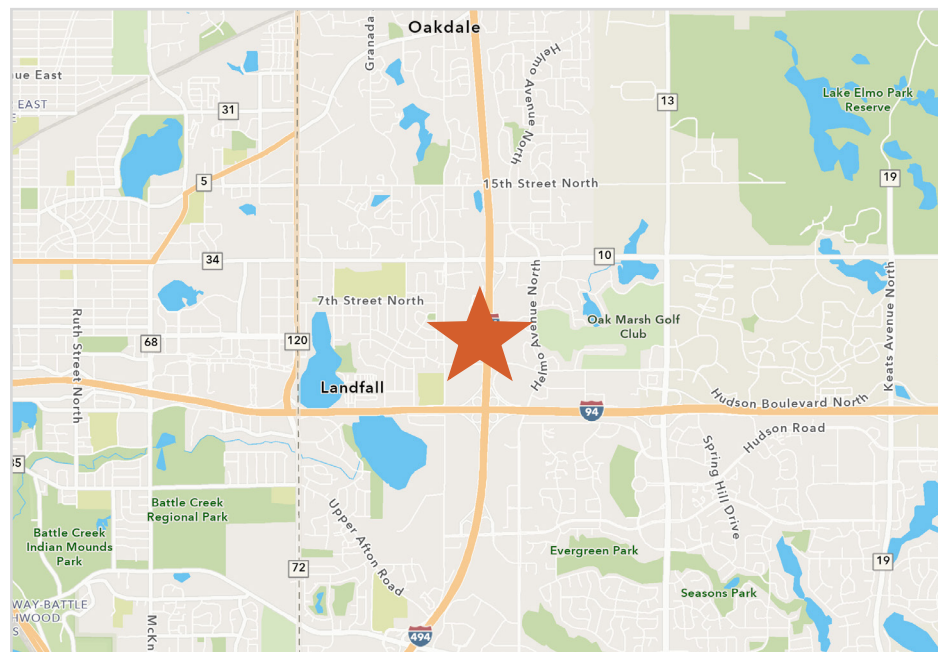
Building Information

| | |
|----------------|----------------------|
| Building Size | 60,888 SF |
| Parking | 2.86/1,000 SF |
| Year Built | 1997 |
| Power | 2,000 amps, 480 volt |
| Clear Height | 18' |
| Column Spacing | 39' 4" x 43' |

Lease Terms

| | |
|-------------------|------------------------------------|
| Space Available | Suite 7166: 49,034 SF |
| Loading | Four (4) docks Two (2) drive-in |
| Rate | Negotiable |
| 2024 Est. Tax/CAM | \$5.75 PSF |
| Lease Term | Through 12/31/2026 |

- 100% air-conditioned
- Zoning allows for outdoor storage
- Visibility to over 96,000 VPD on I-694
- Conveniently located near I-94 & I-694 junction with easy access to many nearby amenities
- Open to consider long term deal



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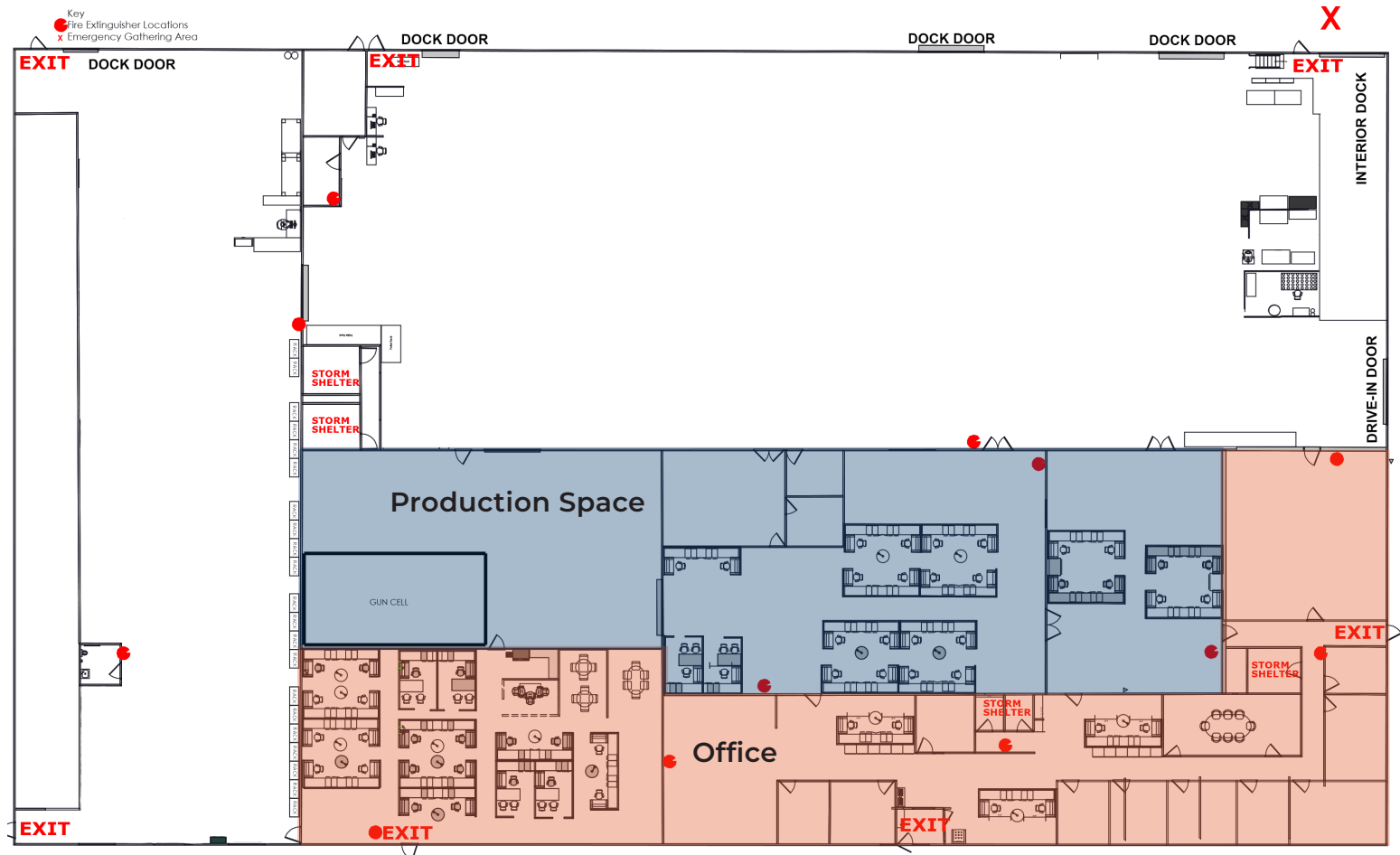
FLOOR PLAN

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Suite 7166

13,411 SF Office
7,019 SF Production
28,604 SF Warehouse
49,034 SF Total

4 Docks
2 Drive-ins



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PHOTOS

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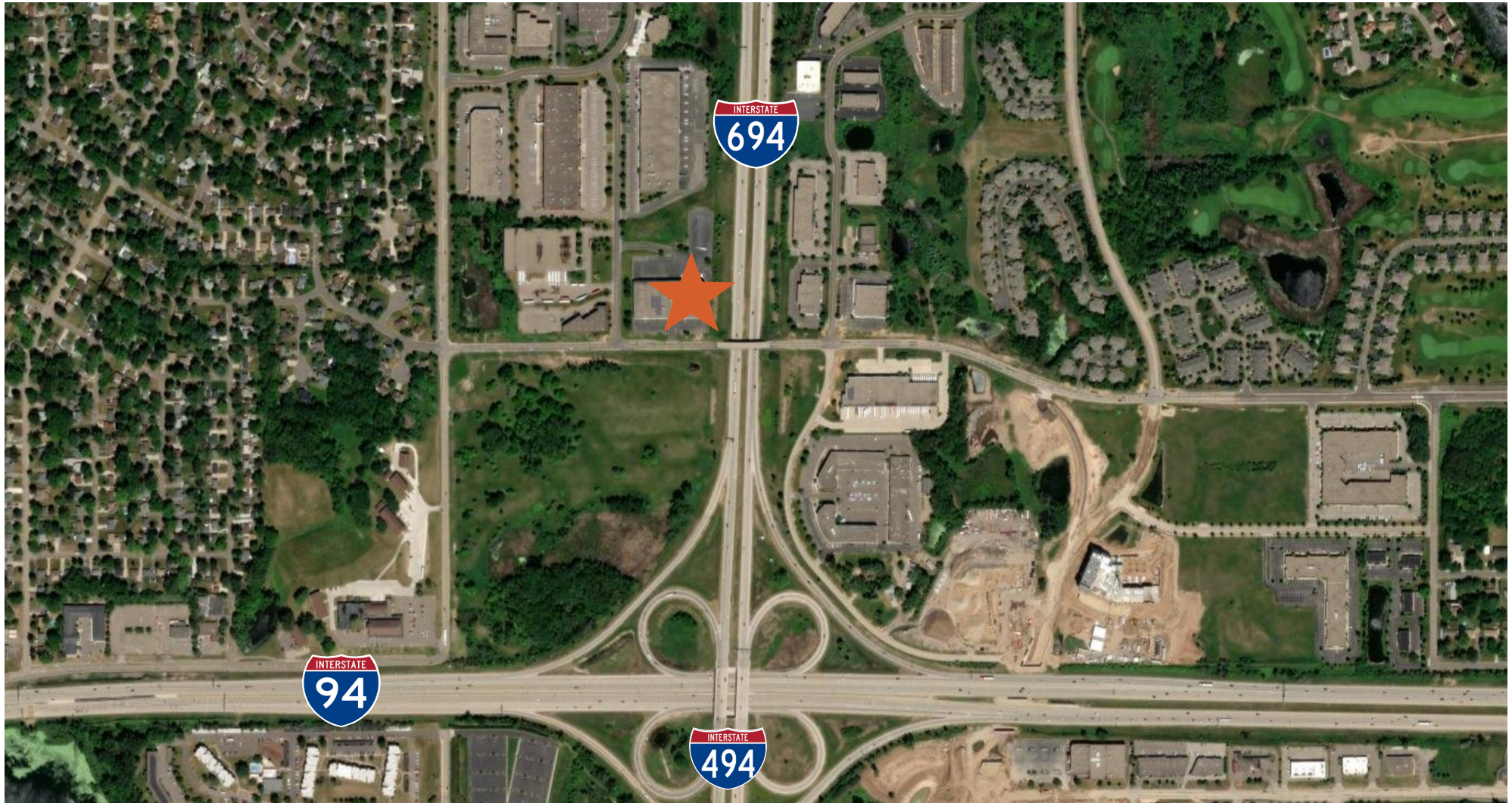
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AERIAL VIEW

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DEMOGRAPHICS

Oakdale Industrial Center | 7166 4th St N | Oakdale, MN 55128



4,498

Total Businesses



73,456

Total Employees

KEY FACTS

202,807

Population

36.4

Median Age

2.7

Average
Household Size

\$87,831

Median Household
Income

This infographic contains data provided by Esri, Esri-Data Axle.

AGE PYRAMID



The largest group: 2024 Males Age 30-34
The smallest group: 2024 Males Age 85+

EMPLOYMENT & EDUCATION

EMPLOYMENT



White Collar

68%



Blue Collar

20%



Services

12%

3.7%
Unemployment
Rate

EDUCATION

8%

No High
School
Diploma



23%
High
School
Graduate



27%
Some
College



41%
Bachelor's/Gra
d/Prof Degree

Data reported within 5 mile radius

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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