

# For Sale or Lease | 5215 Gershwin Avenue North | Oakdale, MN

Sale Offering Memorandum

FOR SALE OR LEASE



**NEWMARK**

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# PROPERTY OVERVIEW

## THE OFFERING

Newmark is pleased to present 5215 Gershwin Avenue North in Oakdale, Minnesota available for sale or lease. This industrial building contains approximately 10,665 building square feet and is comprised of office-showroom-warehouse spaces. The building is fully climate controlled and can be reconfigured for dual occupancy. The site size is 0.85 acres and fully fenced for secured parking and outdoor storage. Please contact a member of our team to schedule your property tour.

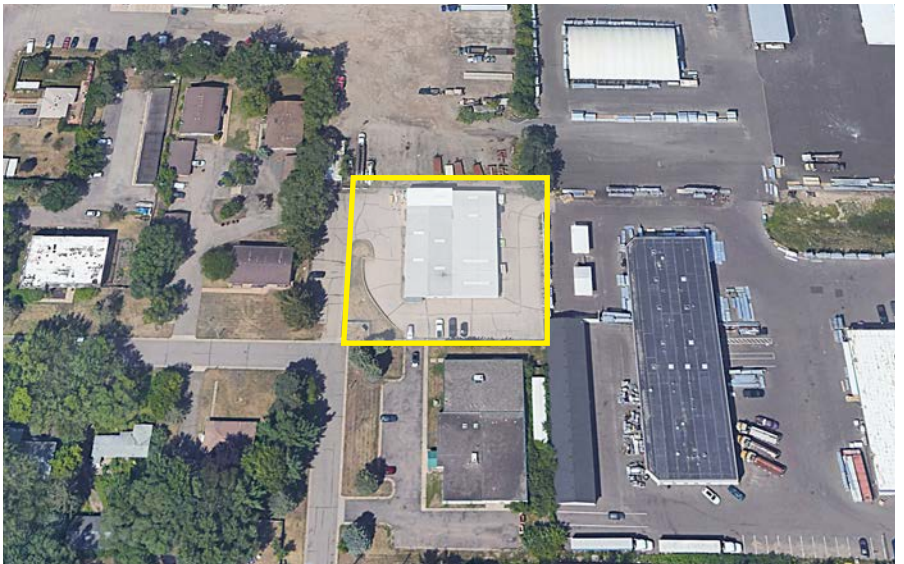
- ★ **Direct Access to Hwy 36 and Interstate 694**
- ★ **100% Climate-Controlled Building**
- ★ **Fenced Lot for Secured Parking and Outdoor Storage**
- ★ **Great Opportunity to Own or Lease in Oakdale**



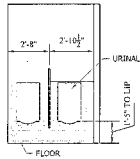
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## DETAILS

Address	5215 Gershwin Avenue North   Oakdale, MN
Building Size	Approx. 10,665 SF
Site Size	0.85 Acres
Parking Stalls	Twenty Eight (28)
Loading	One (1) Grade Level Door with Ability to Add
Clear Height	Approx. 9' to 11'
Year Built	1978 (West); Addition in 1988 (East)
2026 Est. RE Taxes	\$24,100.00
Lease Rate	\$10.00 PSF NNN
Sale Price	\$1,350,000.00

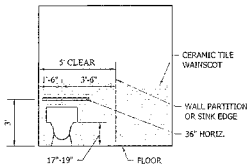


# FLOOR PLAN



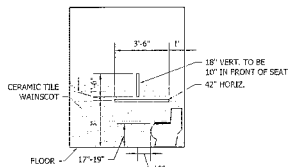
**URINAL ELEVATION**

SCALE 1/4"=1'-0"



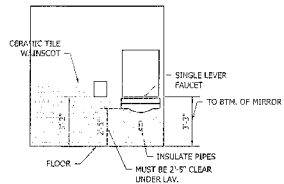
**TYP. STOOL ELEVATION**

SCALE 1/4"=1'-0"



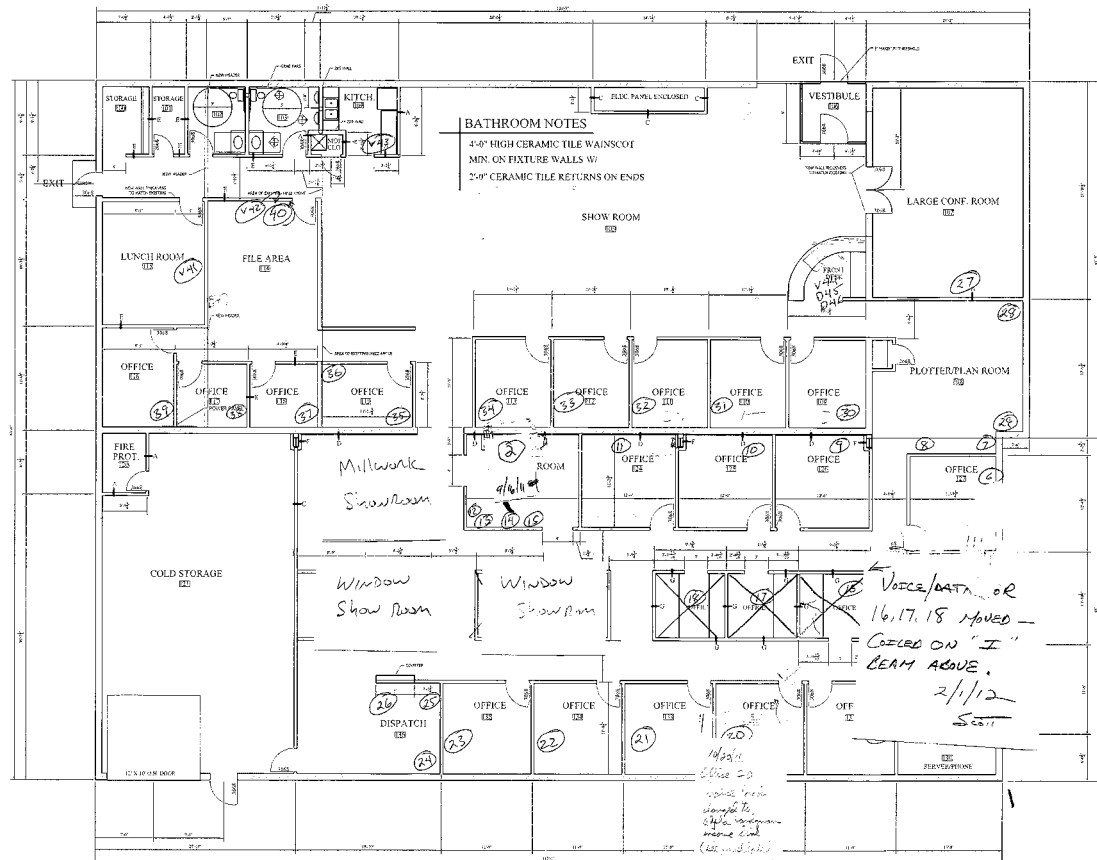
**TYP. STOOL ELEVATION**

SCALE 1/4"=1'-0"



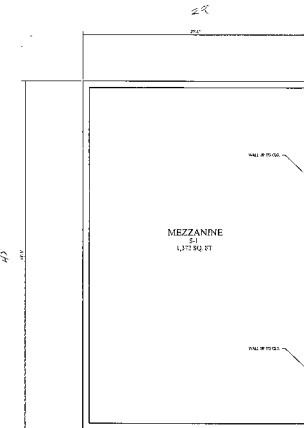
**TYP. LAV. ELEVATION**

SCALE 1/4"=1'-0"



## NOTES

- BUILDING OCCUPANCY GROUP = R, S-1 (MEZZANINE) NON-SEPARATED
- BUILDING CONSTRUCTION TYPE = 5B WITH SPRINKLERS
- OCCUPANT LOAD = 187 + 4 (MEZZ) = 191
- ALLOWABLE FLOOR AREA SD = 9,000 X 3 = 27,000 SQ. FT.
- BUILDING AREA = 10,659 SQ. FT. = 1372 SQ. FT. (MEZZ) = 12,031 SQ. FT.
- BUILDING HAS AUTOMATIC FIRE SPRINKLER SO CORRIDOR NEED NOT BE RATED
- ENTIRE BUILDING DESIGNED PER S-1 MINIMUM REQUIREMENTS FOR NON-SEPARATED USES



**STORAGE MEZZANINE**

SCALE 1/8"=1'-0"

117,003 X 89.67 = 10,499 SQ. FT.  
3.5 X 45.67 = 160 SQ. FT.

TOTAL AREA = 10,659 SQ. FT. / 100 = 107 OCCUPANTS  
MEZZANINE AREA = 1,372 SQ. FT. / 100 = 14 OCCUPANTS  
(ALLOWABLE MEZZANINE AREA = 3,553 SQ. FT.)

## NOTES

- ALL EXISTING EXT. WALLS ARE SHOWN AS 10", FIELD VERIFY
- ALL EXISTING INT. WALLS ARE SHOWN AS 6", FIELD VERIFY
- ALL WALLS TO BE TYPE "B" UNO
- DECK HT. SLOPES FROM 14' 10" TO 13' 2" ON THE EAST SIDE
- DECK HT. SLOPES FROM 13' 0" TO 11' 2" ON THE WEST SIDE
- ALL EXT. PERIMETER WALLS TO BE FINISH TAPED TO DECK, EXCEPT AT COLD STORAGE AREA
- ALL ROOM DIMENSIONS ARE APPROXIMATIONS
- ALL INT. WALL DIM. ARE CENTER TO CENTER
- FUTURE WALLS TO BE TYPE "C"

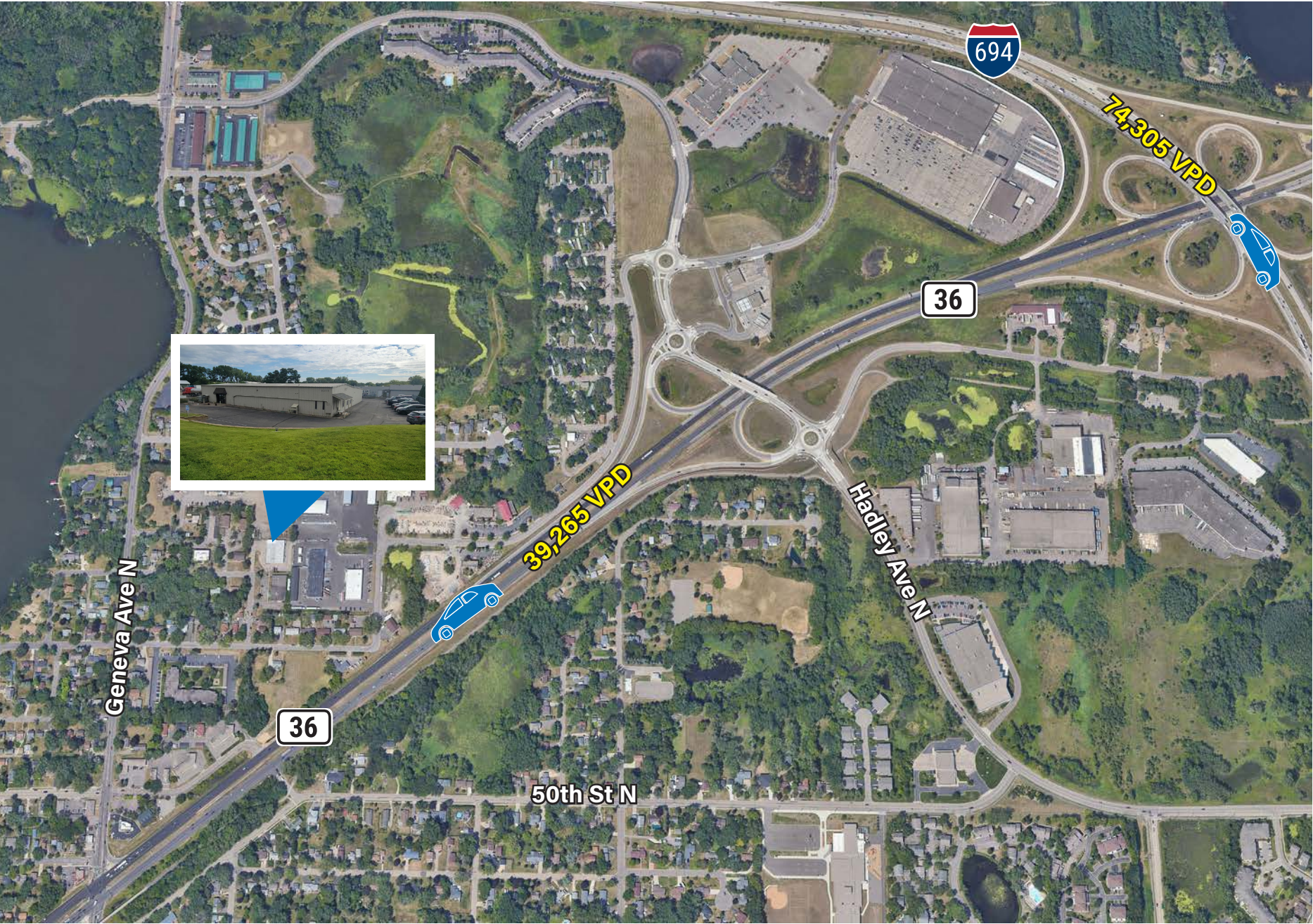
EXISTING WALL  
NEW WALL

## WALL TYPES

- 2X4 24" OC W/ INSUL. AND 5/8" GYP ON EA. SIDE TO DECK
- 2X4 24" OC W/ INSUL. AND 5/8" GYP ON EA. SIDE TO 4'-0" AFF AND FLAT TAPED FOR A CLEAN EDGE AT TOP OF WALL
- 2X6 24" OC W/ INSUL. AND 5/8" GYP ON EA. SIDE TO BTM OF BEAM, FINISH TAPE OFFICE SIDE ONLY
- 1X4 PLACED HORIZ. 24" OC W/ 5/8" GYP TO FURK OUT EXISTING WALL TO DECK
- 2X4 24" OC W/ INSUL. AND 5/8" GYP ON EA. SIDE TO EXISTING CEILING (4'-0" AFF)
- SAME AS WALL TYPE B, EXCEPT GYP ON ONE SIDE ONLY
- 2X4 24" OC TO 5'-0" HIGH W/ 5/8" GYP ON EA. SIDE W/ WOOD CAP

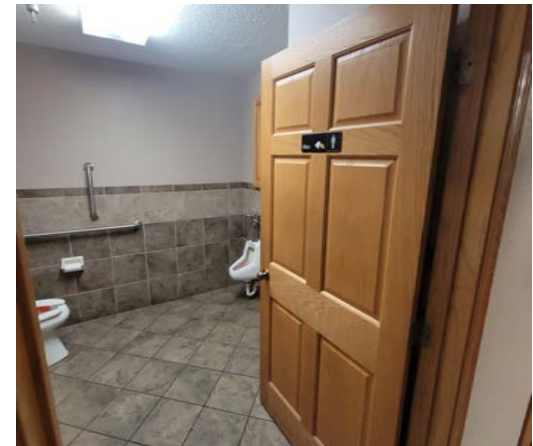
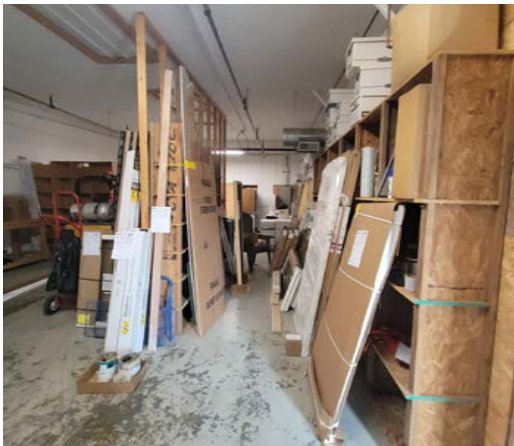


AERIAL MAP





## INTERIOR PHOTOS



## EXTERIOR PHOTOS





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