

**FOR LEASE | OFFICE WAREHOUSE**

## **Acorn Business Center**

7002-7018 Sixth Street, Oakdale, MN 55128



Acorn Business Center is an attractive, well-maintained, office-warehouse property located in the Oakdale Crossing Business Park near the I-694 / I-94 interchange.

Offering a combination of office and warehouse, Acorn Business Center offers great natural light, plenty of parking on 2.48 acres and drive-in and dock high loading.

### **Property Features**

- 5,684 square feet total available
- 18' clear height
- 2 - 10' drive-in doors
- Floor drains
- 100% air conditioned
- Zoned for I-1 Light Industrial
- \$7.25 PSF Tax & CAM (2026)
- Improvement dollars available

### **Contact Us**

**ERIC DUEHOLM**

Partner



651.621.2550

[eric@terracegroupllc.com](mailto:eric@terracegroupllc.com)

**BEN BRUNO**

Brokerage Services



651.621.2563

[ben@terracegroupllc.com](mailto:ben@terracegroupllc.com)

**TONY ROSSATO**

Brokerage Services

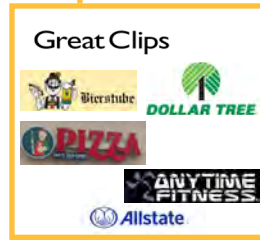
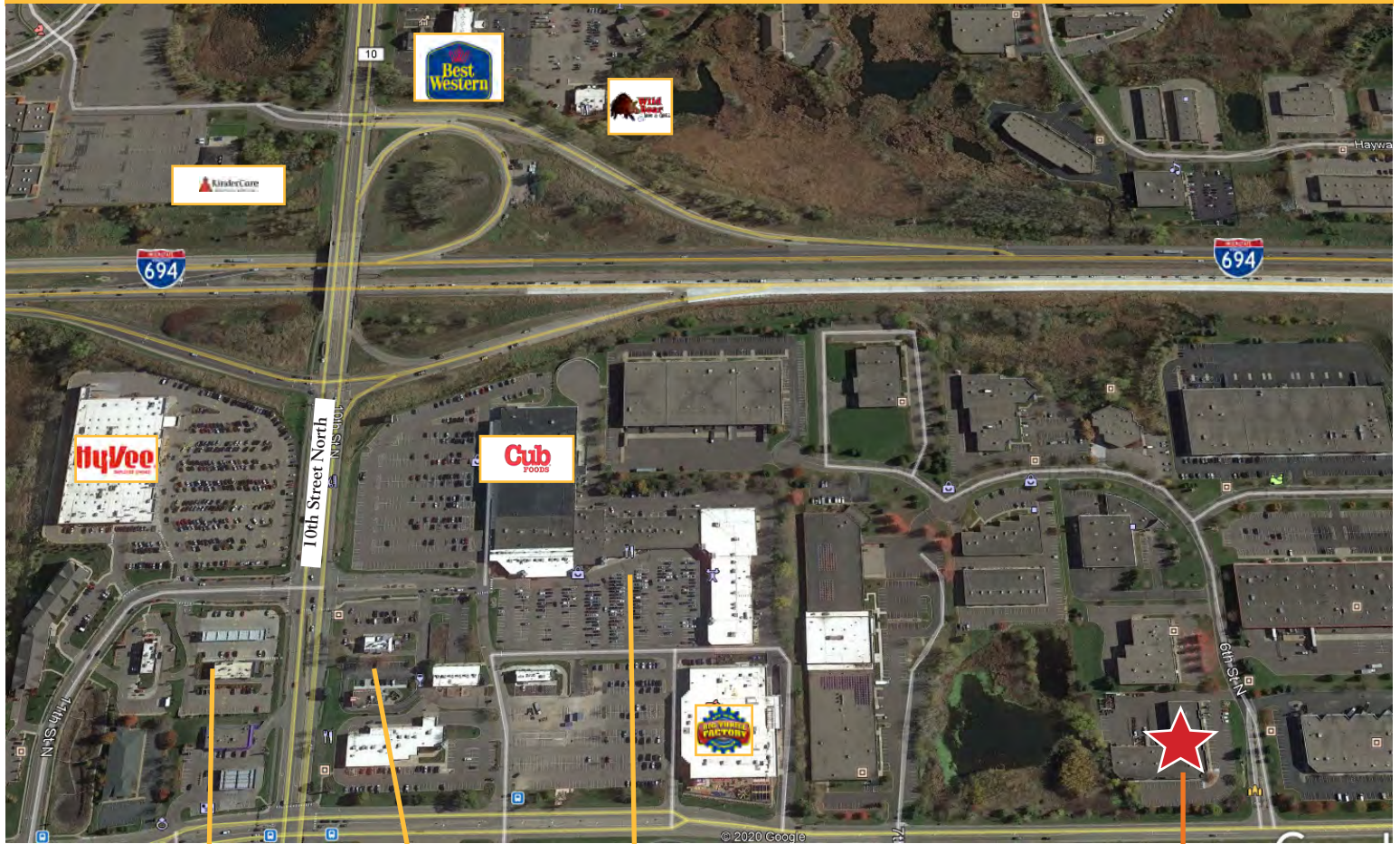


651.621.2507

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**Full Property Information at:**  
[acornbizcenter.com](http://acornbizcenter.com)

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## Destinations

Mall of America  
 MSP International Airport  
 Downtown Minneapolis  
 Downtown St. Paul

## Drive Time

25 minutes  
 21 minutes  
 27 minutes  
 13 minutes

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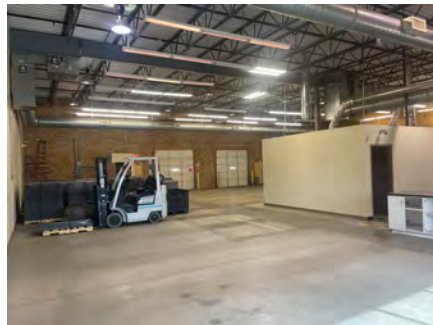
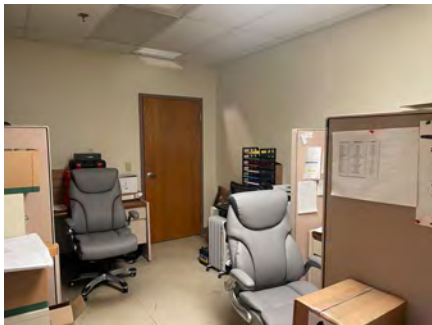
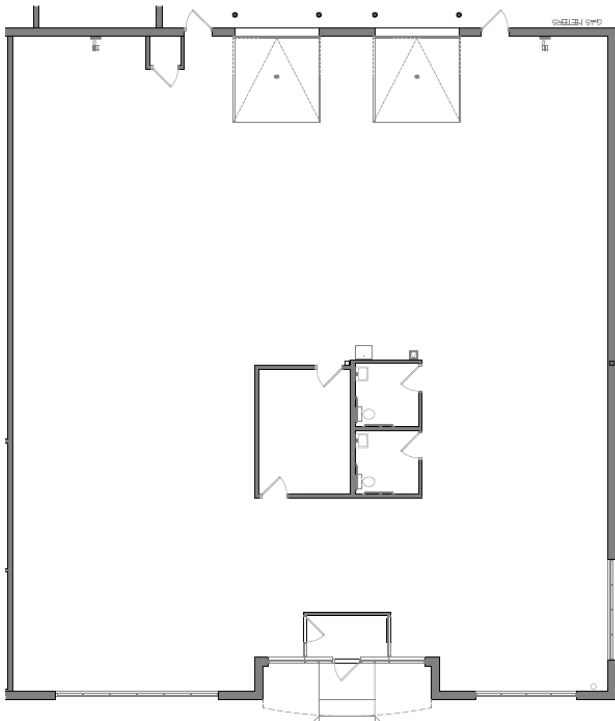
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## Suite 7016

- 5,684 SF
- End cap location with large windows on front and side
- 2 drive-in doors with floor drains
- Fully air conditioned
- 2 restrooms
- 1 office space
- Estimated initial monthly gross rent is \$7,000



*Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.*

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