

CBRE



GRANADA

**INDUSTRIAL/OFFICE
WAREHOUSE
FOR SALE OR LEASE
39,770 SF**

3220 GRANADA AVE N., OAKDALE, MN



PROPERTY INFORMATION



LOCATION

3220 Granada Ave N., Oakdale, MN



ASKING PRICE

Negotiable



RENTAL PRICE

Negotiable



2025 TAX/CAM

\$5.30 PSF Total (\$2.41 CAM, \$2.89 Tax)



YEAR BUILT

1999



SIZE

39,770 SF (10,886 SF office)



LOADING

5 dock doors, 1 ramped drive-in door



ZONING

I0 (Industrial Office)



ROOF

EPDM, full replacement in 2022

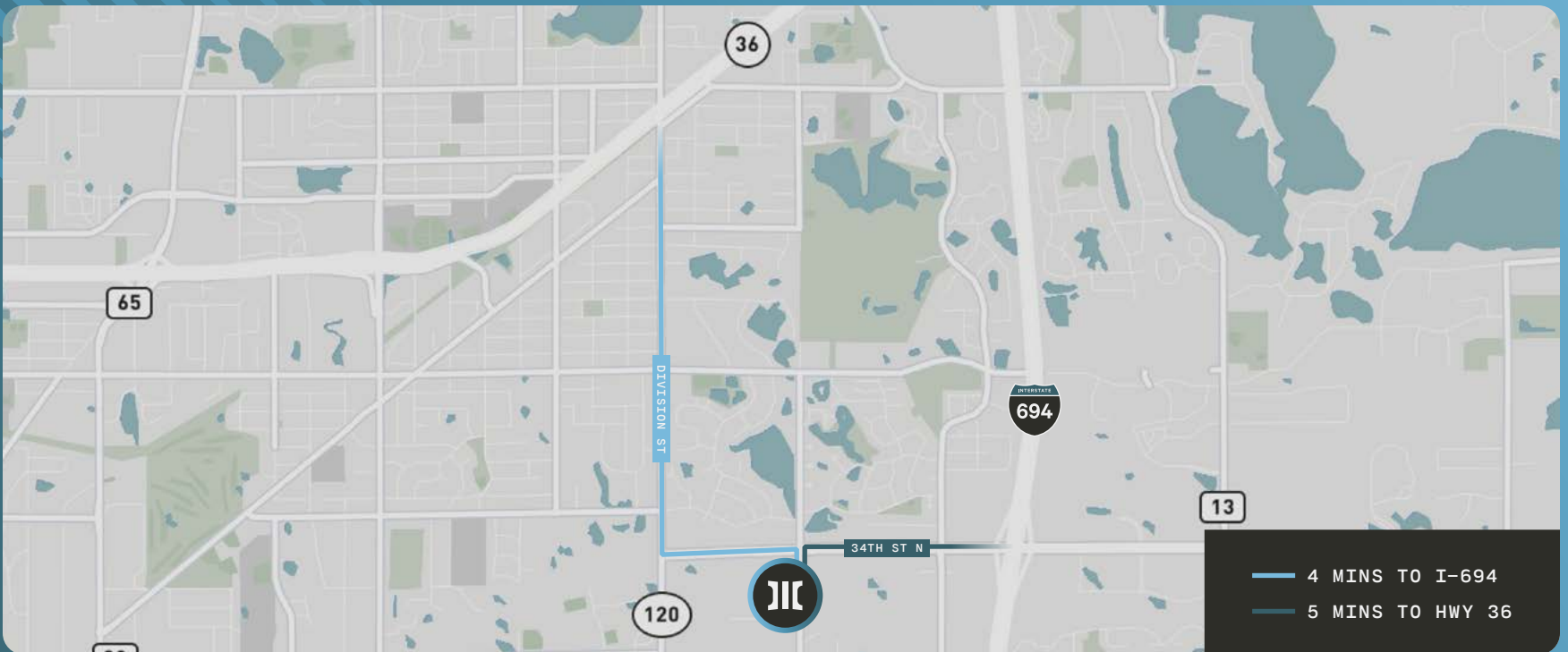
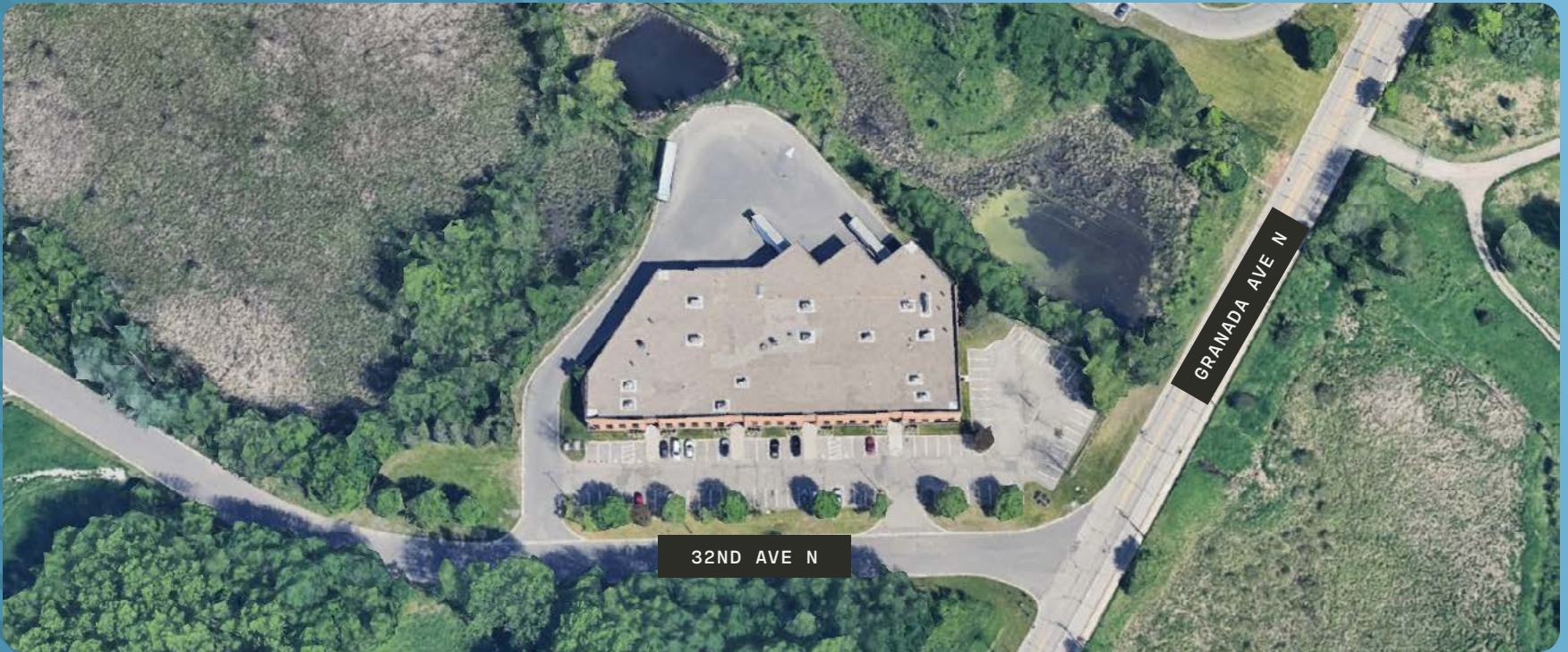


CLEAR HEIGHT

19'



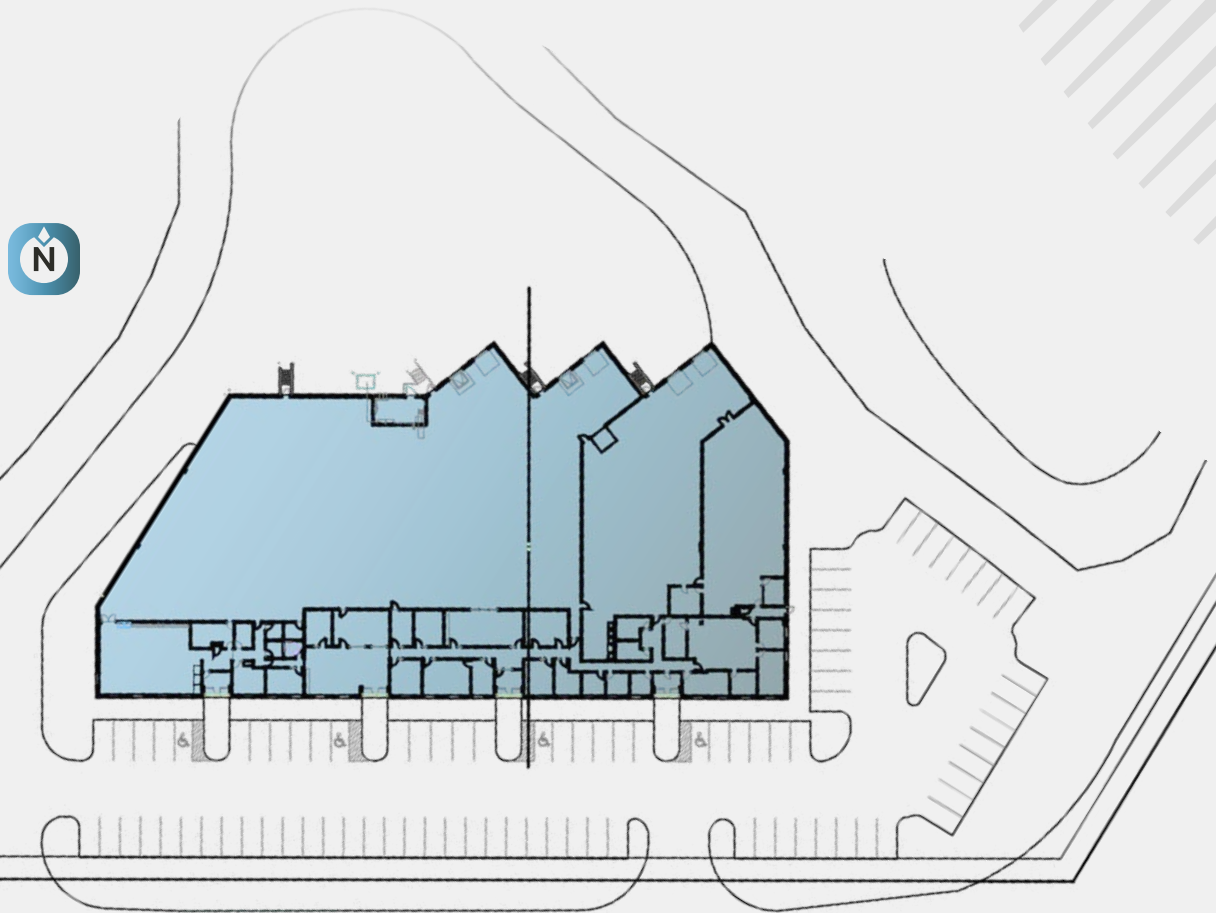
LOCATION




FLOOR PLAN

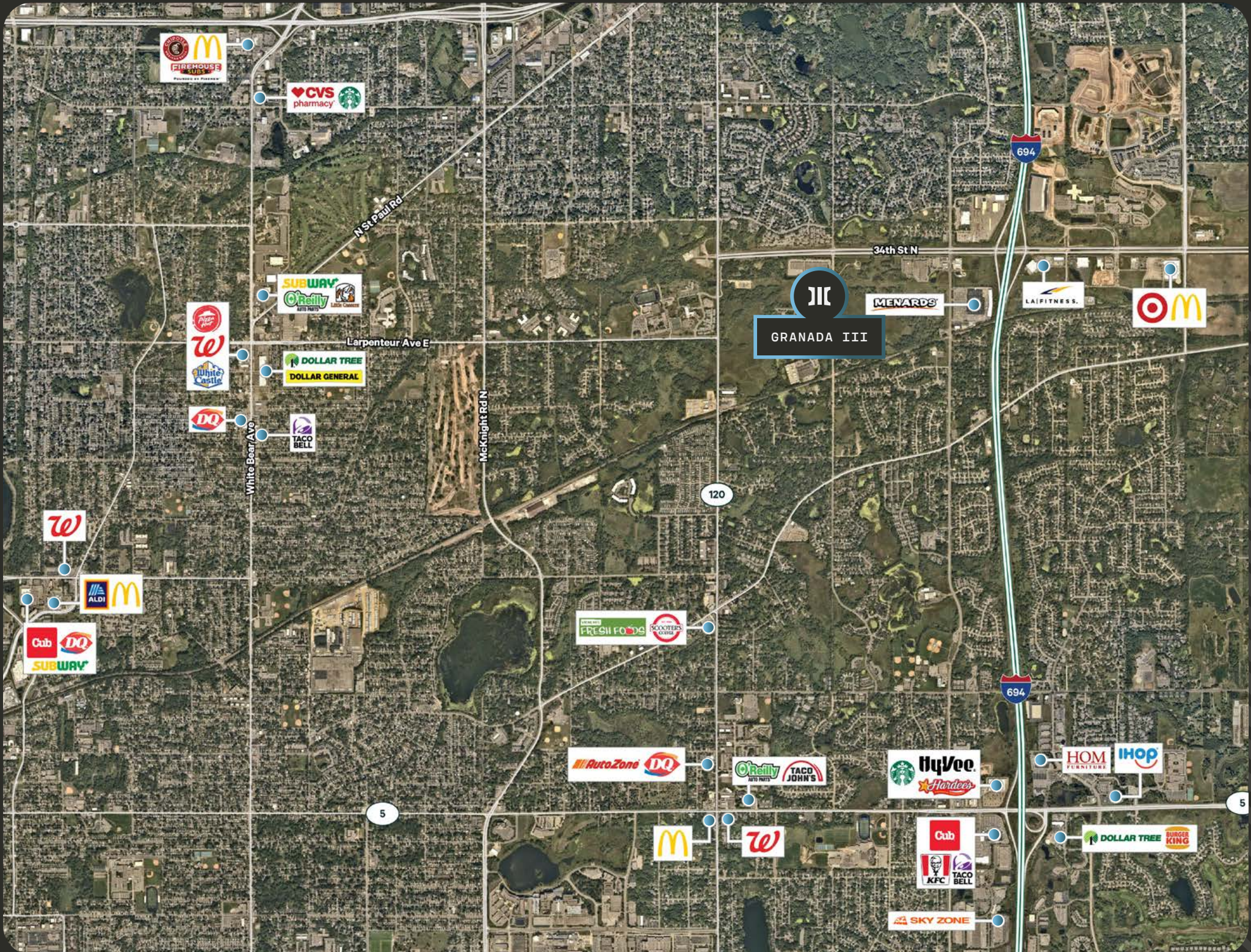
SUITE 3220

OFFICE: 10,886 SQ FT
TECH/WHSE: 28,884 SQ FT
TOTAL: 39,770 SQ FT



BUILDING FEATURES

-  High image facility
-  Outdoor storage capabilities with "IO" zoning
-  Full roof replacement in 2022
-  2.21/1000 parking ratio suitable for higher finish users
-  100% air conditioned
-  Exhaust and make-up air
-  In place power drops and compressed air
-  LED lighting
-  Fully sprinklered



N St Paul Rd



Larpenteur Ave E



White Bear Ave

McKnight Rd N

120



GRANADA III



34th St N

694

694

5

5



CBRE



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