

CBRE



GRANADA

INDUSTRIAL/OFFICE  
WAREHOUSE  
AVAILABLE  
10,000-34,385 SF

3400 GRANADA AVE N, OAKDALE, MN





# PROPERTY INFORMATION



## LOCATION

3400 Granada Ave N., Oakdale, MN



## TOTAL BUILDING SIZE

44,993 SF



## TOTAL AVAILABLE

34,385 SF Total  
13,384 SF Office  
21,001 SF Warehouse  
\*Divisible to 10,000 SF



## RENTAL PRICE

Negotiable



## 2025 TAX/CAM

\$6.04 PSF Total (\$2.54 CAM & Ins, \$3.50 Tax)



## YEAR BUILT

1997



## SIZE

34,385 SF (13,384 SF office)



## LOADING

4 dock doors



## ZONING

IO (Industrial Office)



## CLEAR HEIGHT

20'

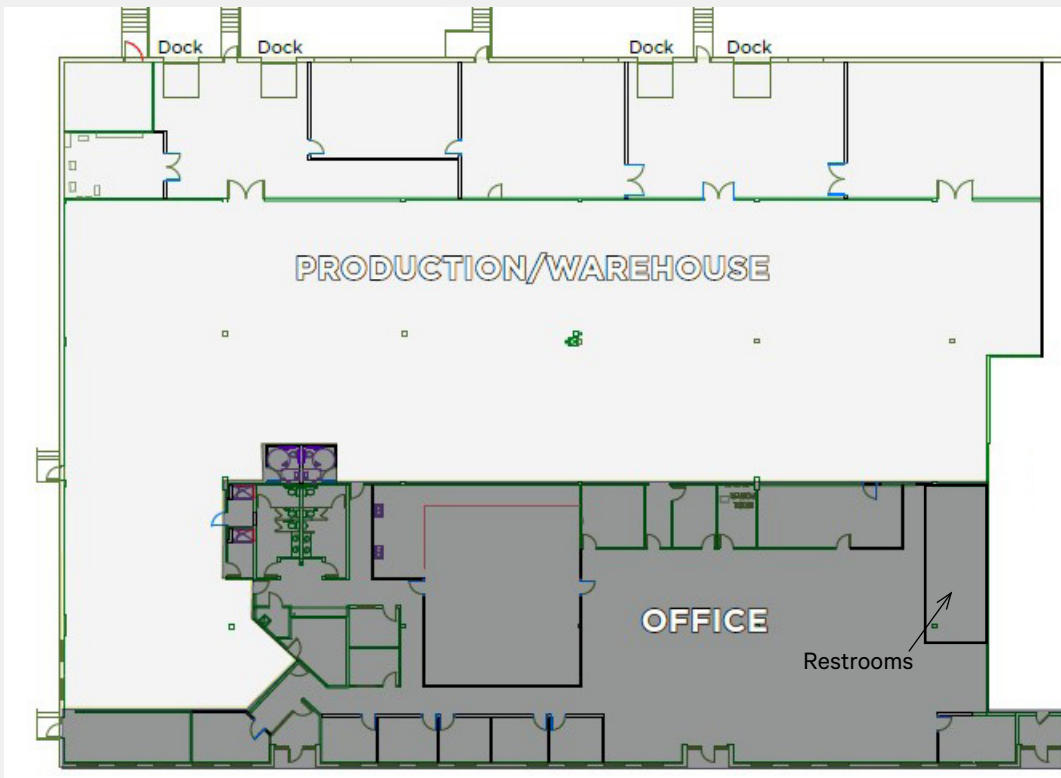


# FLOOR PLAN

SUITE 3400

**OFFICE:** 13,384 SQ FT  
**WHSE:** 21,001 SQ FT  
**TOTAL:** 34,385 SQ FT

\*DIVISIBLE TO 10,000 SQ FT



## BUILDING FEATURES



High image facility



Outdoor storage capabilities with "IO" zoning



3.7/1000 parking ratio suitable for higher finish users



100% air conditioned



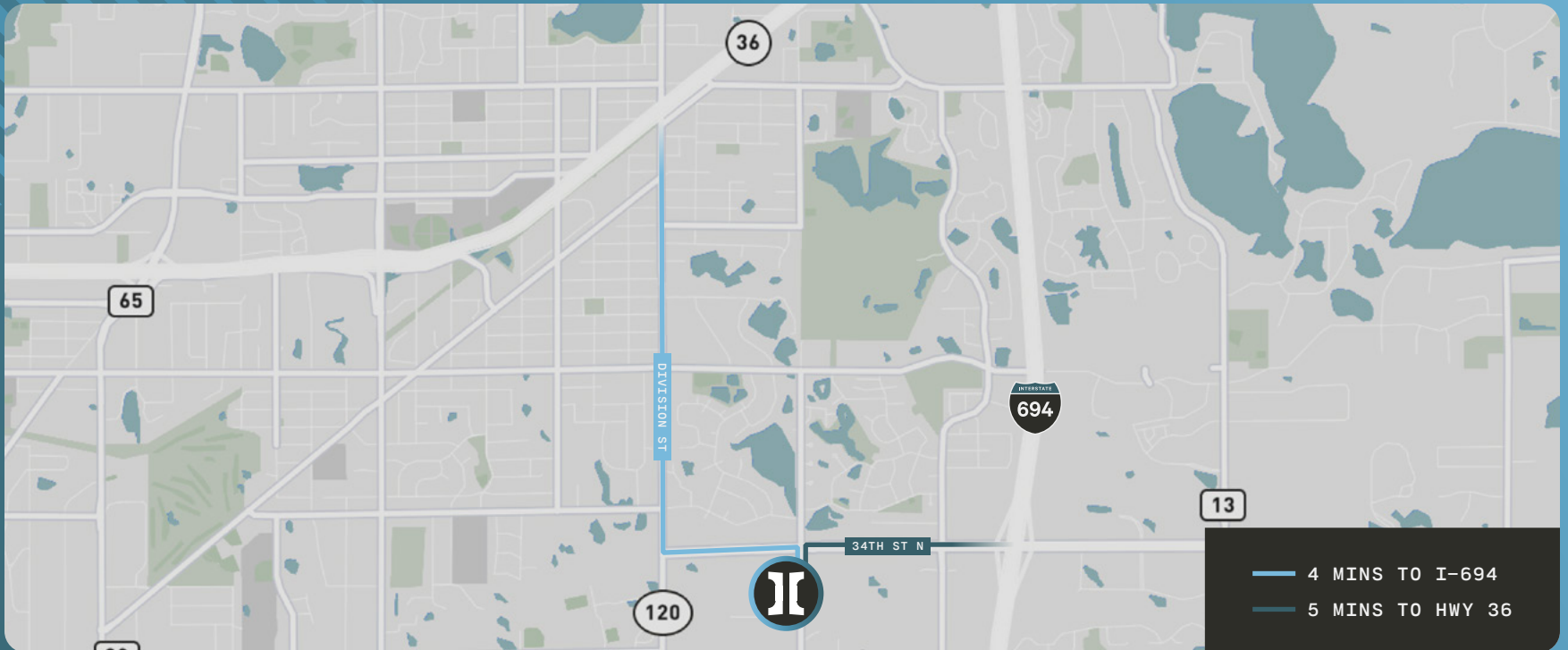
Existing electrical bus duct



Fully sprinklered (wet system)

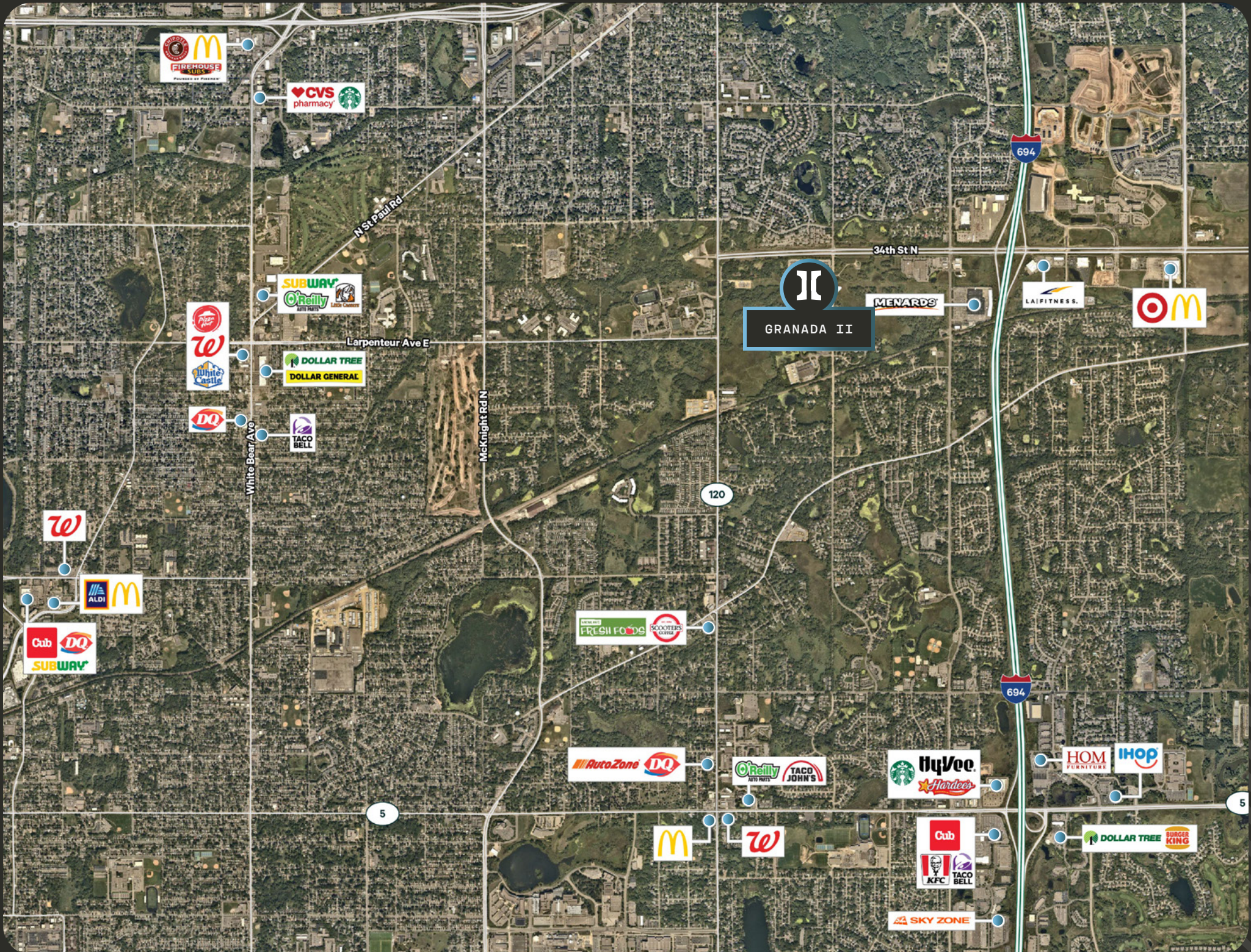


LOCATION



— 4 MINS TO I-694  
— 5 MINS TO HWY 36







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