

Industrial Building for Sale or Lease

5215 GERSHWIN AVENUE NORTH | OAKDALE, MN

10,665 Total SF Building

Fenced & Secured Lot

100% Climate-Controlled



Cetra Partners

4455 White Bear Parkway, Suite 600
White Bear Lake, MN 55110

Jay Chmielecki | Principal
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Patrick Cullen | Principal
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Property Overview

LOCATION

5215 Gershwin Avenue North
Oakdale, MN 55128

BUILDING SIZE

Approx. 10,665 SF Total
Divisible to 5,000 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 TAX

\$24,090.00

LEASE RATE

\$9.00-\$10.00 PSF NNN

SALE PRICE

\$1,290,000.00



Property Highlights

- Direct Access to Hwy 36 & Interstate 694
- 100% Climate-Controlled Building
- Fenced Lot for Secured Parking & Outdoor Storage
- Great Opportunity to Own or Lease in Oakdale
- Seller Financing Available

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Property Photos -
10,665 SF Available



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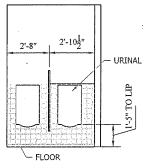
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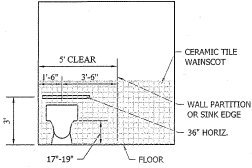
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Floor Plan -
10,665 SF Available



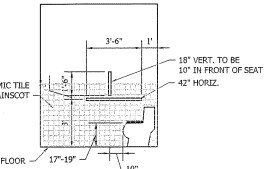
URINAL ELEVATION

SCALE 1/4"=1'-0"



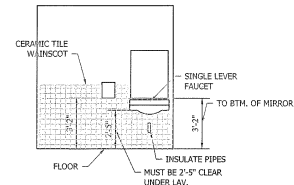
TYP. STOOL ELEVATION

SCALE 1/4"=1'-0"



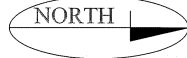
TYP. STOOL ELEVATION

SCALE 1/4"=1'-0"



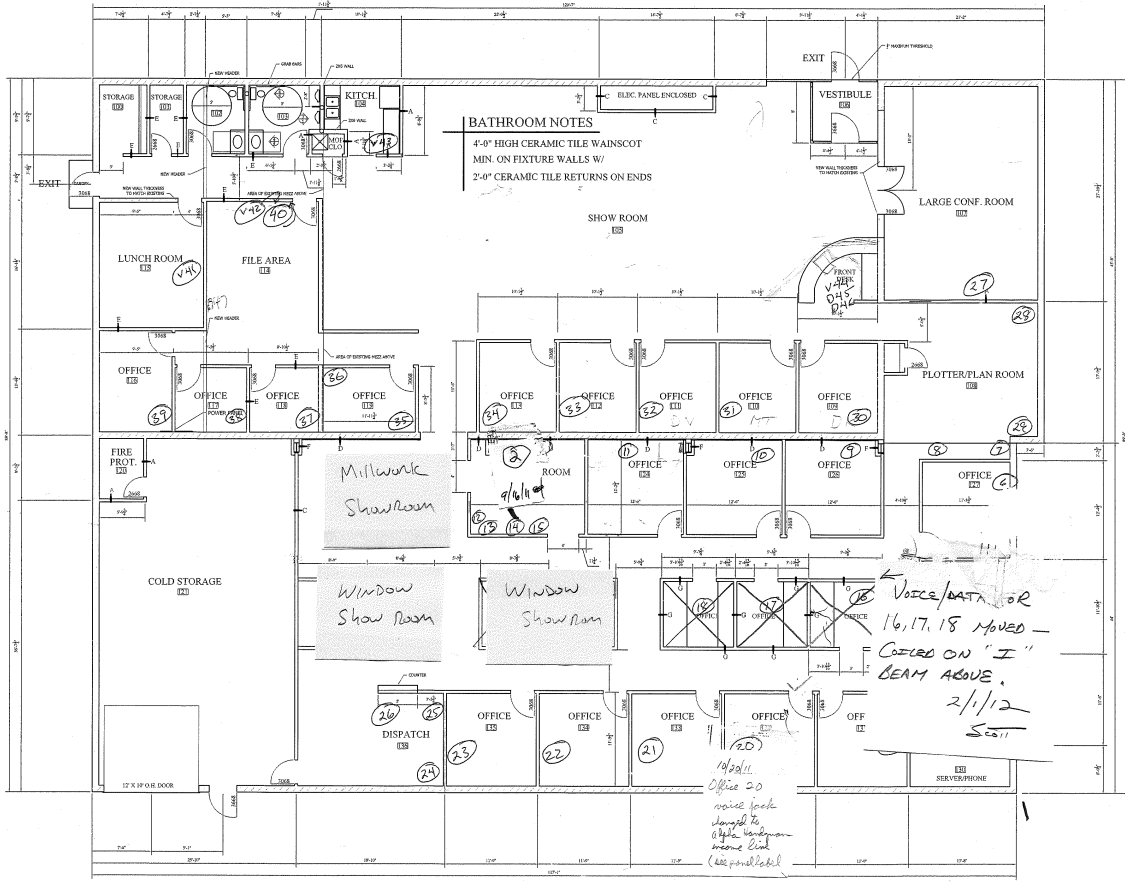
TYP. LAV. ELEVATION

SCALE 1/4"=1'-0"



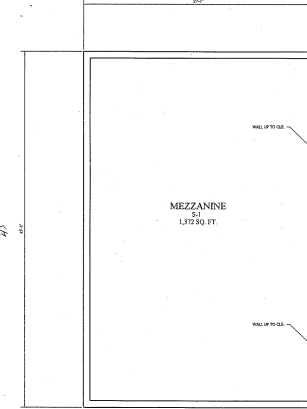
NOTES

- BUILDING OCCUPANCY GROUP = B, S-1 (MEZZANINE)(NON-SEPARATED)
- BUILDING CONSTRUCTION TYPE = 5B WITH SPRINKLERS
- OCCUPANT LOAD = 107 + 4 (MEZZ) = 111
- ALLOWABLE FLOOR AREA 5B = 9,000 X 3 = 27,000 SQ. FT.
- BUILDING AREA = 10,659 SQ. FT. + 1,372 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.



NEW FLOOR PLAN

SCALE 1/8"=1'-0"



STORAGE MEZZANINE

SCALE 1/8"=1'-0"

117,083 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 = 4 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 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 "G"

WALL TYPES

- EXISTING WALL
 - NEW WALL
- 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 9'-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 FURR OUT EXISTING WALL TO DECK
 - 2X4 24" OC W/ INSUL. AND 5/8" GYP ON EA. SIDE TO EXISTING CEILING (8'-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

designery
american institute of
architects

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of
Date: _____ Reg. No. _____

FUTURE OFFICE BUILDING
OAKDALE, MN
NEW FLOOR PLAN

GLENBROOK LUMBER & SUPPLY, INC.
5250 GLENBROOK AVE. NORTH
OAKDALE, MN 55128
01/31/05
1,651.770.9971
DRN BY: M. KLEFSTAD

SHEET:
2 OF 5



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Aerial Map -
10,665 SF Available

