

# FOR SALE

## Oakdale Flex Warehouse

5201 Gershwin Ave, Oakdale, MN 55128



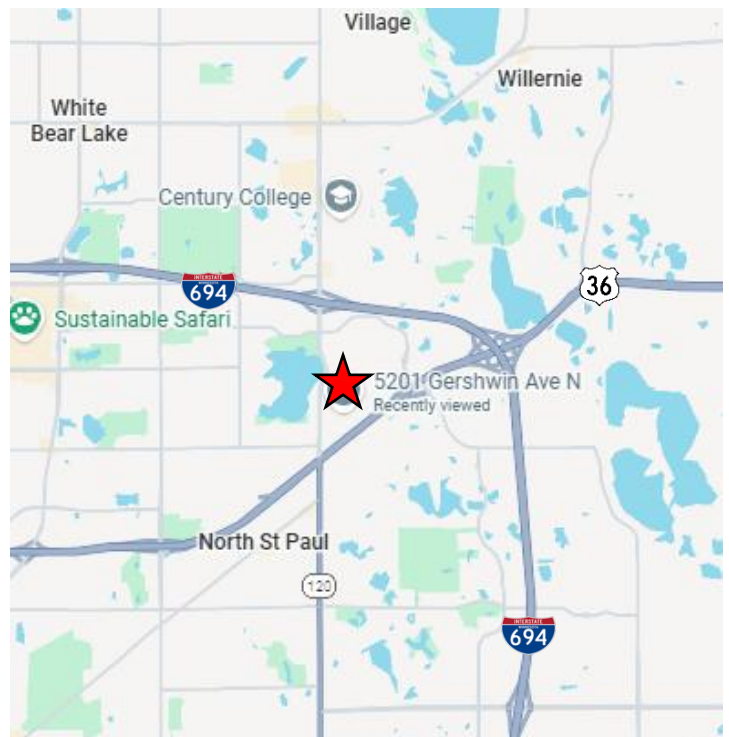
### LISTING DETAILS

- Price: \$1,500,000 (\$151.21 PSF)
- Warehouse: 2,964 SF
- Office: 5,156 SF
- Showroom: 1,800 SF
- Total SF: 9,920 SF
  
- Year Built: 1987 (Original)  
2005 (Expansion)
- Year Renovated: 2024
- PID: 0602921330066
- 2026 Taxes: \$2.80 PSF
- Zoning: B3 - Light Industrial

### PROPERTY DETAILS

- \$534,648.27 of Capital Improvements in 2024
- 0.25 Acres of Outdoor Storage
- 10' Drive-In Door | 14' Clear Height
- 24 Parking Spots
- Three-Phase Power
- Air-Conditioned Production Space

### LOCATION



Mark Young

D: 651-233-2435 | M: 651-307-2371

Zac Houle

D: 651-209-0520 | M: 651-248-7567

Joseph Dokken

D: 651-363-3598 | M: 651-395-0948

7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

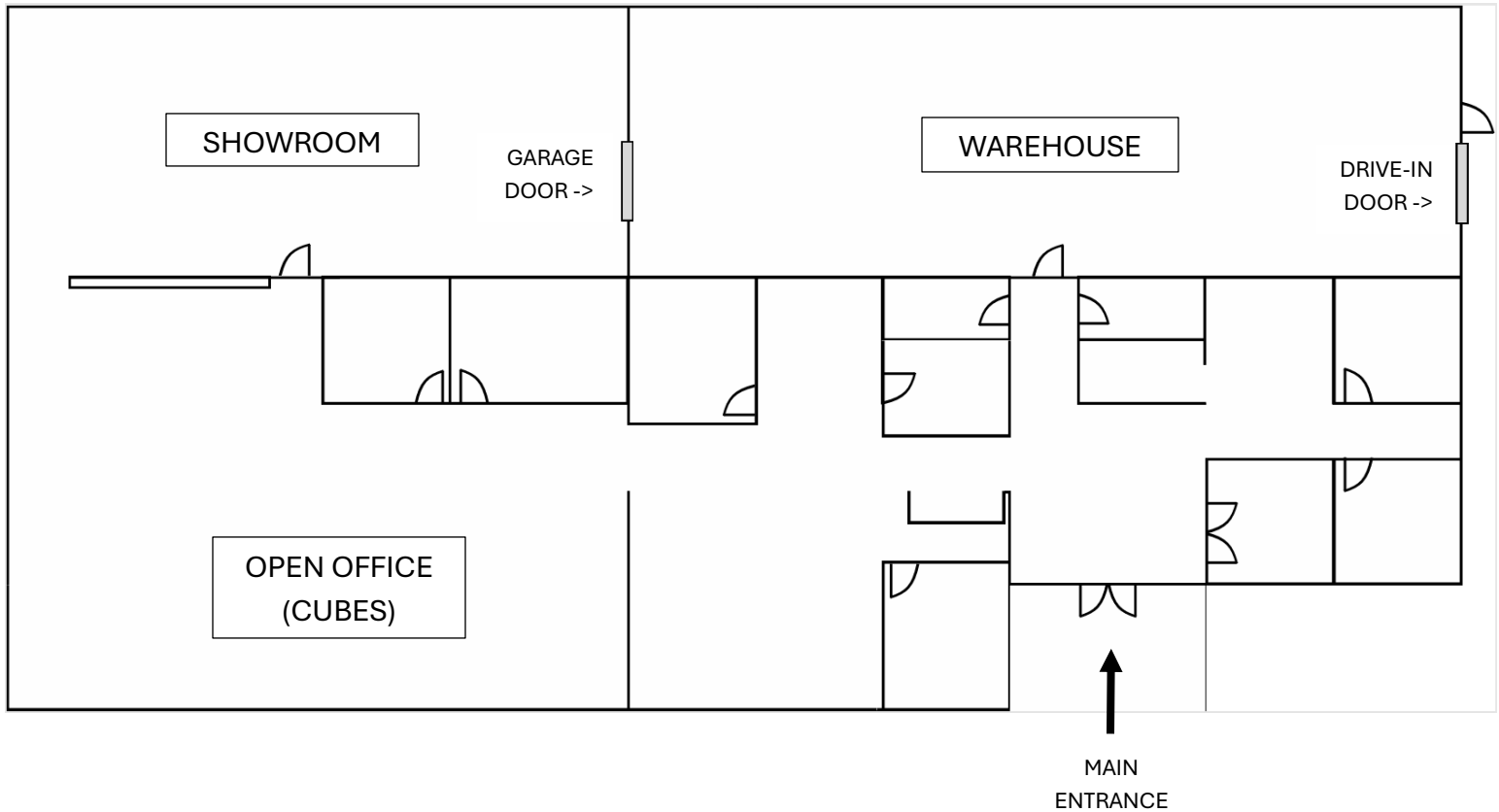
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**FLOOR PLAN (9,920 SF)**



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**CROSSROADS**  
PROPERTIES

**FOR SALE**

**Oakdale Flex Warehouse**

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**LOCATION AERIAL**



**LOT LINE – 0.80 ACRES**

**OUTDOOR STORAGE – 0.25 ACRES**



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PROPERTIES

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## CAPITAL IMPROVEMENTS

### Capital Improvements | 5201 Gershwin Ave N

#### EXTERIOR:

- Replace the entire roofing system. Removed the old and installed new ISO insulation to meet current energy codes and completed with a fully adhered EPDM system
- Re-finished exterior metals with new all weather black paint
- Replace damaged downspouts
- Replaced old windows with new Andersen 100 Series Fibrex windows
- Window tint applied around building for commercial privacy
- Re-coated parking lot
- Removed old thick shrubbery and trees from the east side of the building, surfaced in tamped Class IV to create 4,125 sf of usable outdoor storage
- Installed new exterior safety lighting and surveillance system
- Installed new poured concrete patio on north side of building for outdoor work and break area, or, for hosting company events
- Serviced and tuned rooftop A/C units, replacing key internal components
- Foundation spot repairs complete where prior rain runoff created sinkholes
- Installed keyless entry system for employee access (utilizing employee issued keycards)
- Added 10' PVC privacy fence along southern property line

**Value: \$257,740.00**

#### INTERIOR:

- All flooring replaced throughout complete with new base trim
- Refinished all sheetrock and complete with new paint
- Painted interior ceiling, north end of building (changed from green to black)
- All overhead lighting was changed out to new LED lighting systems
- Data lines were replaced with new Cat 6 data lines
- New data racks and equipment installed in server room
- Large doorway was cut and added, in a concrete load bearing wall (required engineering and a custom steel header), to create a pass-through / flow from one side of the office to the other (the building was previously segmented – this change added significant usable office space).
- Full gut and remodel of Men's and Women's bathrooms
- Converted a storage room into two (2) finished office spaces
- Added additional sound-proofed office in center of building (1)
- Refinished conference room walls which had holes, electrical and racking previously installed on full perimeter
- Remodeled break room
- Remodeled and added cabinetry to create a second break room on north end of building
- Replaced many old or damaged ceiling tiles throughout
- Repaired warehouse overhead radiant heating system which was not in working order when the building was purchased
- Added various electrical outlets throughout warehouse to improve access to power
- Security system installed
- Upgraded to modern WiFi mesh system throughout office

**Value: \$276,908.27**



**CROSSROADS**  
PROPERTIES