

# 2205 WOODDALE DRIVE | MOUNDS VIEW, MN

## Multi-Tech Systems Building Sale Offering Memorandum



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**NEWMARK**

# PROPERTY OVERVIEW



## Property Overview

Address	2205 Woodale Drive Mounds View, MN 55112
Building Size	133,136 square feet
Lot Size	10.48 acres
Year Built	1988 and 1993
Clear Height	22'
Loading	Four (4) dock-high doors two (2) drive-in doors
Parking	400 spaces, can be expanded
Zoning	PUD- Planned Unit Development
Property ID Number	08-30-23-42-0016
2024 Est. RE Taxes	\$227,610.00
Asking Price	Negotiable

## THE OFFERING

Newmark ("Broker"), on behalf of the Owner, is pleased to present 2205 Woodale Drive in Mounds View, Minnesota for sale. The Property is a 133,136-square-foot office, tech and warehouse building situated on 10.48 acres. Located in the fast-growing central Minneapolis-St. Paul submarket, this property offers excellent freeway access and visibility to Highway 10. Notable businesses in the area include: Medtronic, Excel Engineering, C.G. Hill, Quanax Building Products and more.

## FINANCIAL TERMS

The Property is being offered with an asking price of:  
**NEGOTIABLE**

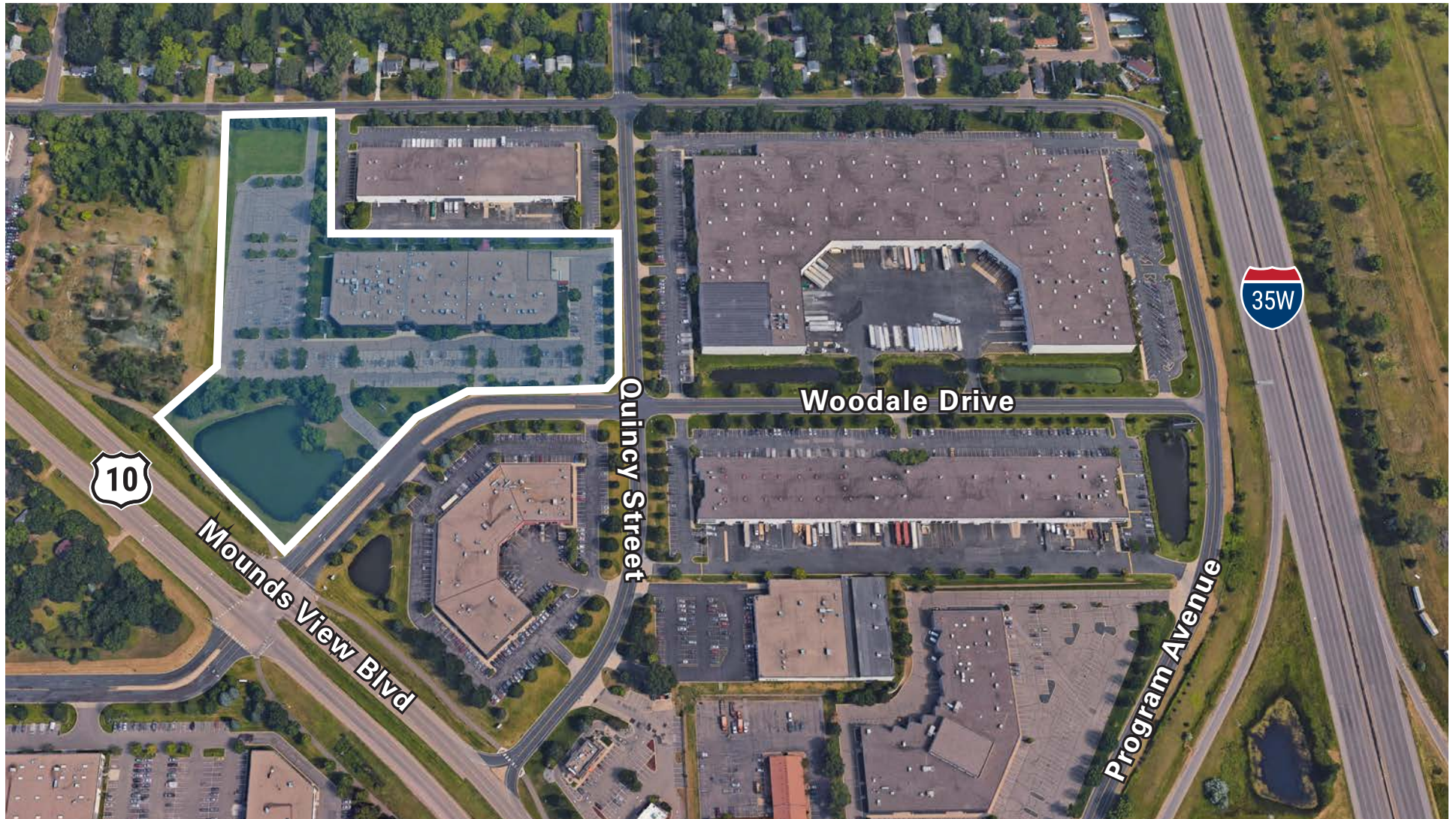
## Space Breakdown

Office Level 1	18,687 SF
Office Level 2	49,691 SF
Tech A	9,305 SF
Tech B	21,955 SF
Warehouse	33,498 SF
Total Building Size	133,136 SF



# PROPERTY OVERVIEW

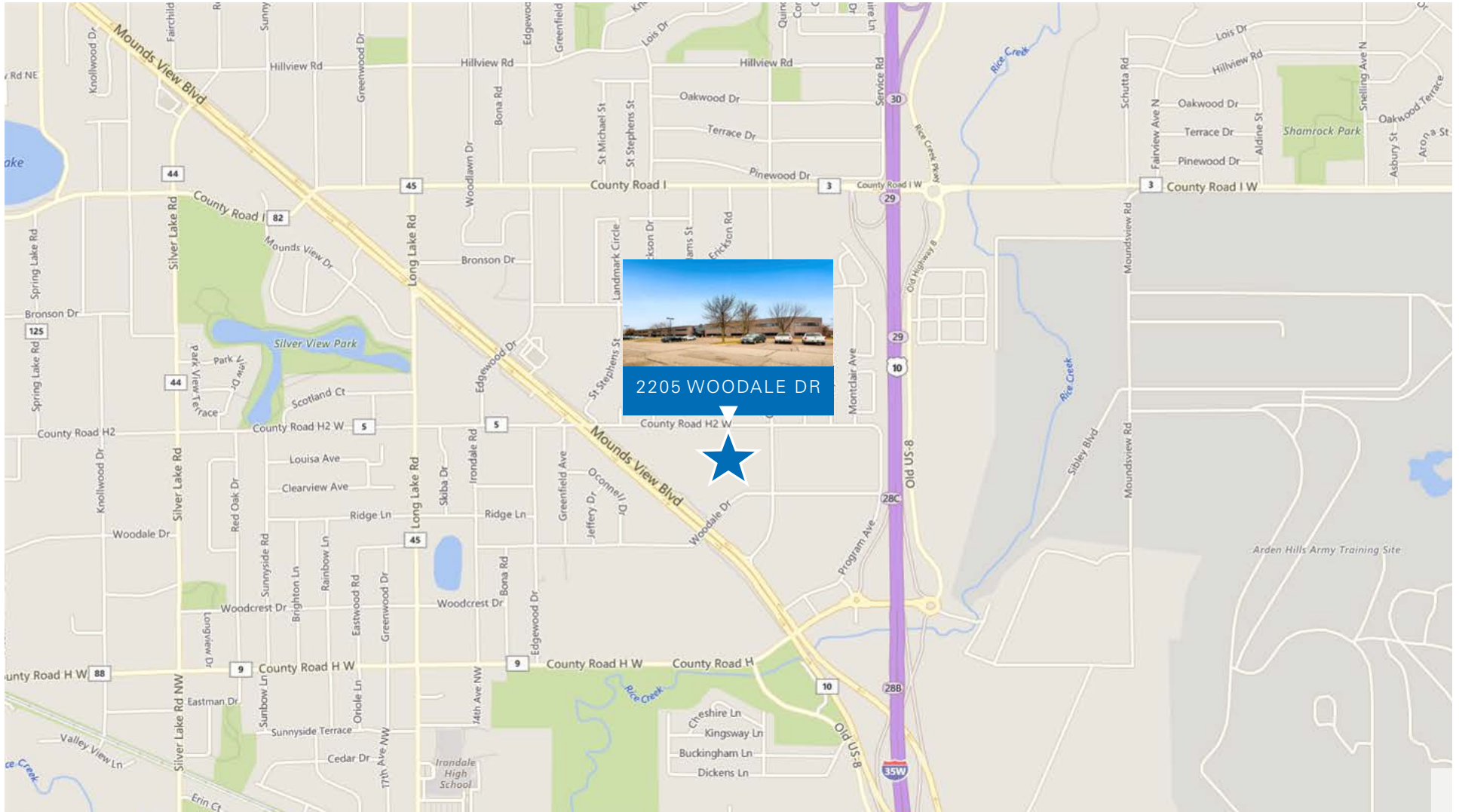
## AERIAL VIEW





# PROPERTY OVERVIEW

## LOCATION MAP



# PROPERTY OVERVIEW

## INTERIOR PHOTOS





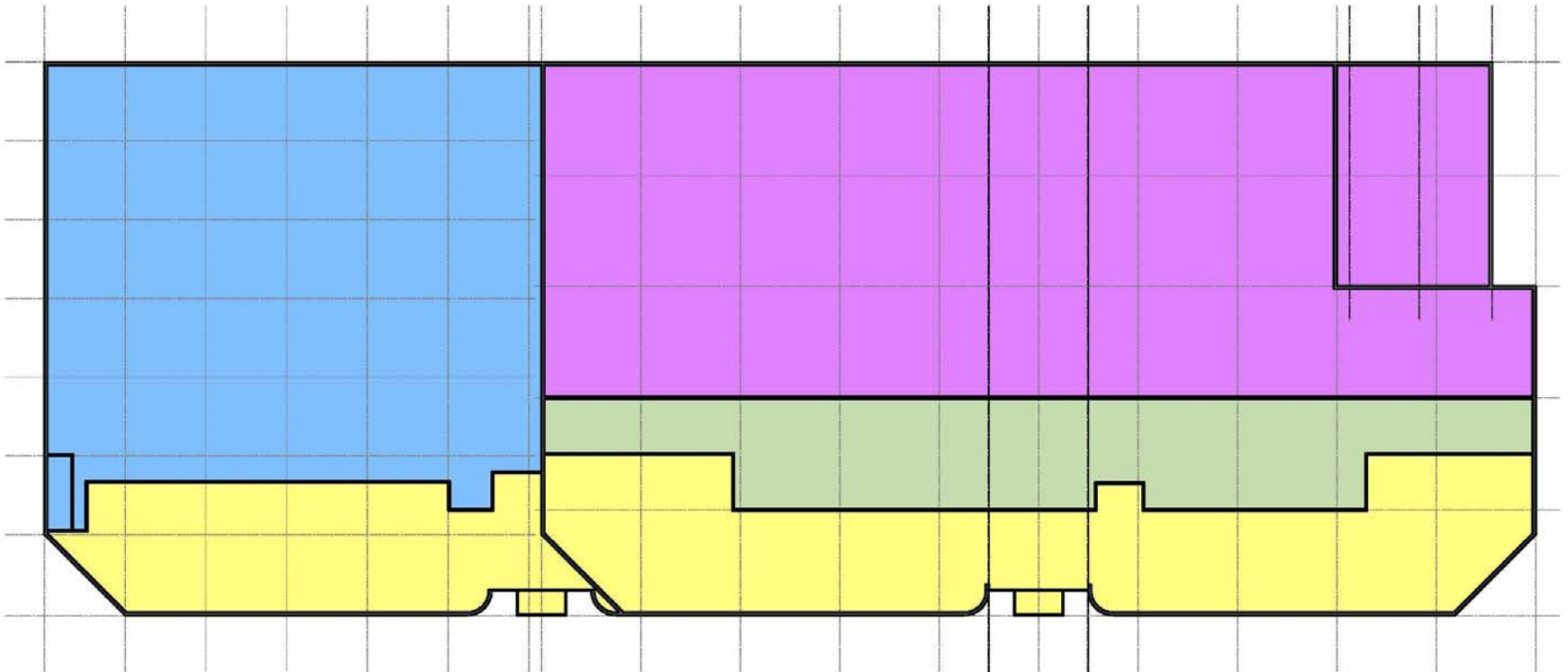
# PROPERTY OVERVIEW

## INTERIOR PHOTOS



# PROPERTY OVERVIEW

## FIRST LEVEL FLOOR PLAN



### First Level Floor Plan

Scale: 1/32"=1'-0"

Square Footage:

Office: 18,687 sq. ft.  
Tech A: 9,305 sq. ft.  
Tech B: 21,955 sq. ft.  
Warehouse: 33,498 sq. ft.  
Total: 83,445 sq. ft.

# PROPERTY OVERVIEW

## SECOND LEVEL FLOOR PLAN



### **Second Level Floor Plan**

Scale: 1/32"=1'-0"

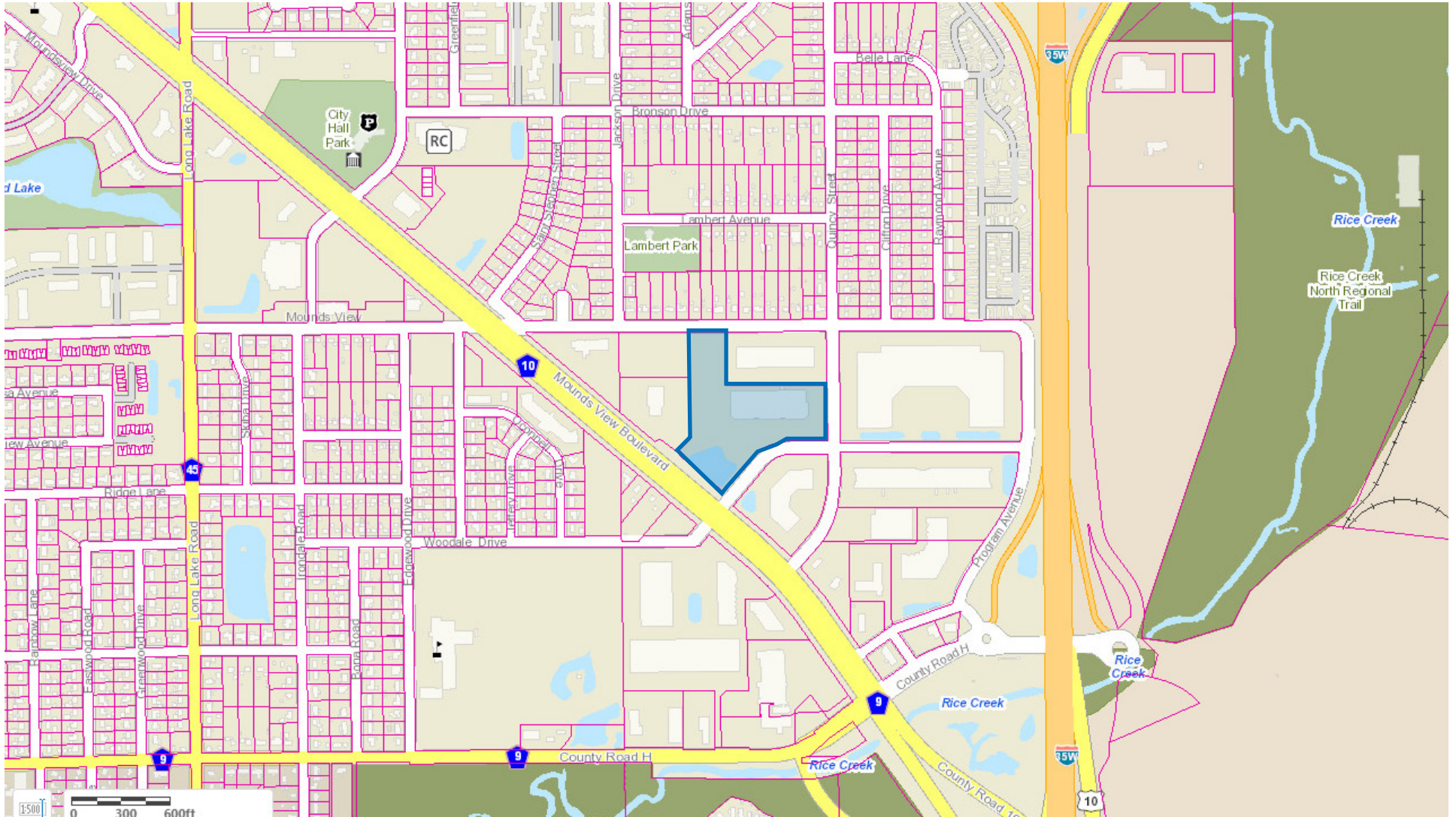
Square Footage:

**Office:** 49,691 sq. ft.



# PROPERTY OVERVIEW

## RAMSEY COUNTY GIS MAP



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