

# 2205 WOODALE DRIVE | MOUNDS VIEW, MN

Multi-Tech Systems Building Sale Offering Memorandum



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**NEWMARK**

# PROPERTY OVERVIEW



## Property Overview

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

## FINANCIAL TERMS

The Property is being offered with an asking price of:

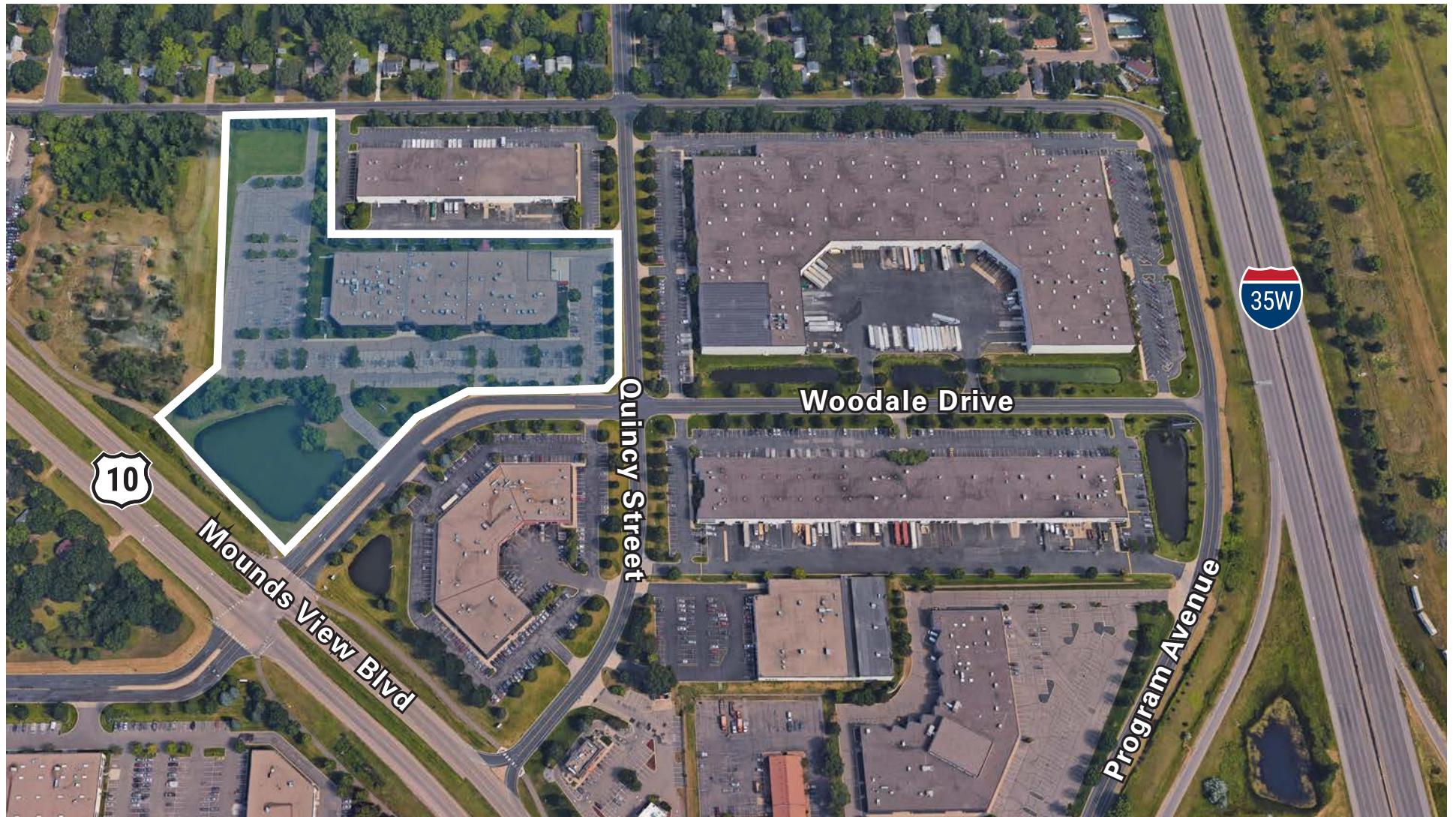
**NEGOTIABLE**

## Space Breakdown

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

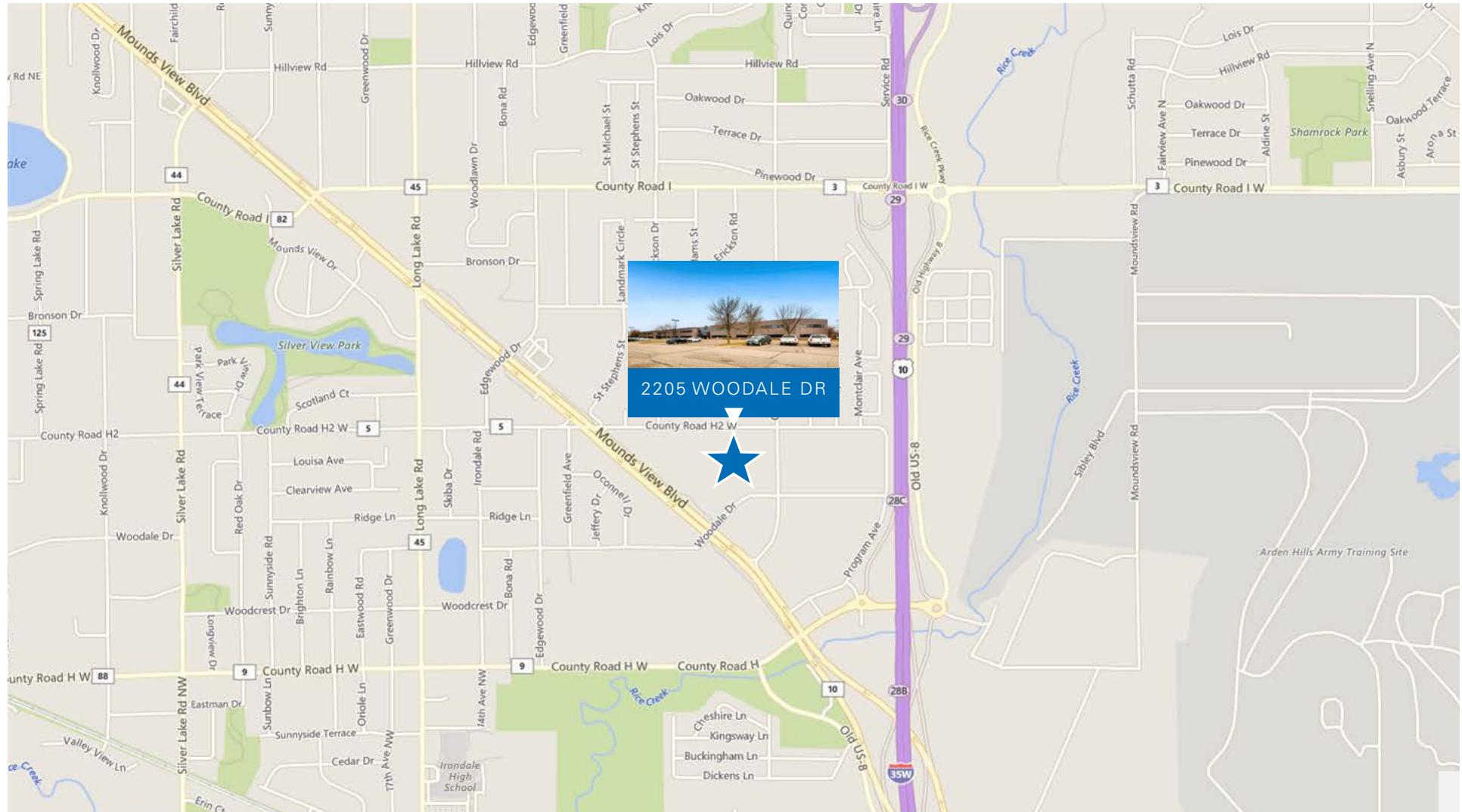
# PROPERTY OVERVIEW

## AERIAL VIEW



# PROPERTY OVERVIEW

## LOCATION MAP



# PROPERTY OVERVIEW

## INTERIOR PHOTOS



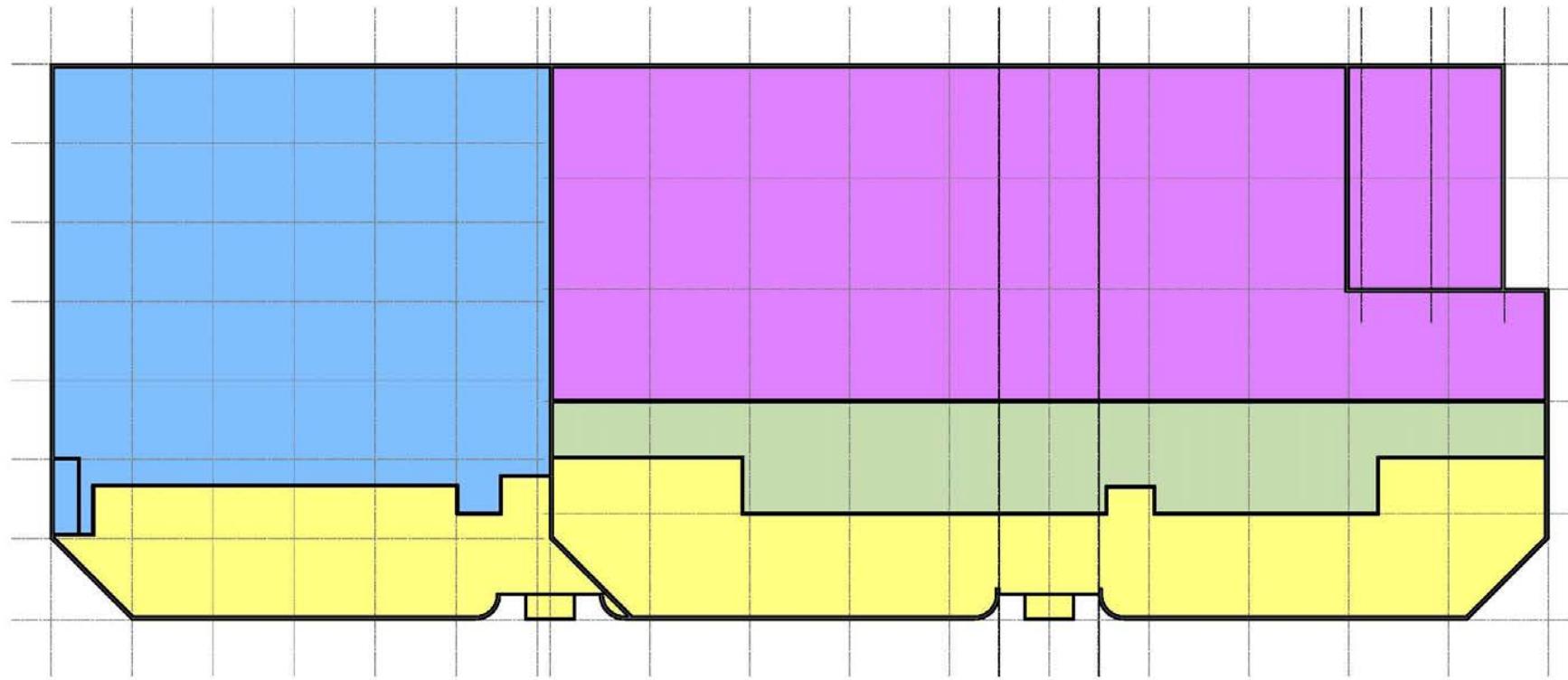
# PROPERTY OVERVIEW

## INTERIOR PHOTOS



# PROPERTY OVERVIEW

## FIRST LEVEL FLOOR PLAN



### First Level

### Floor Plan

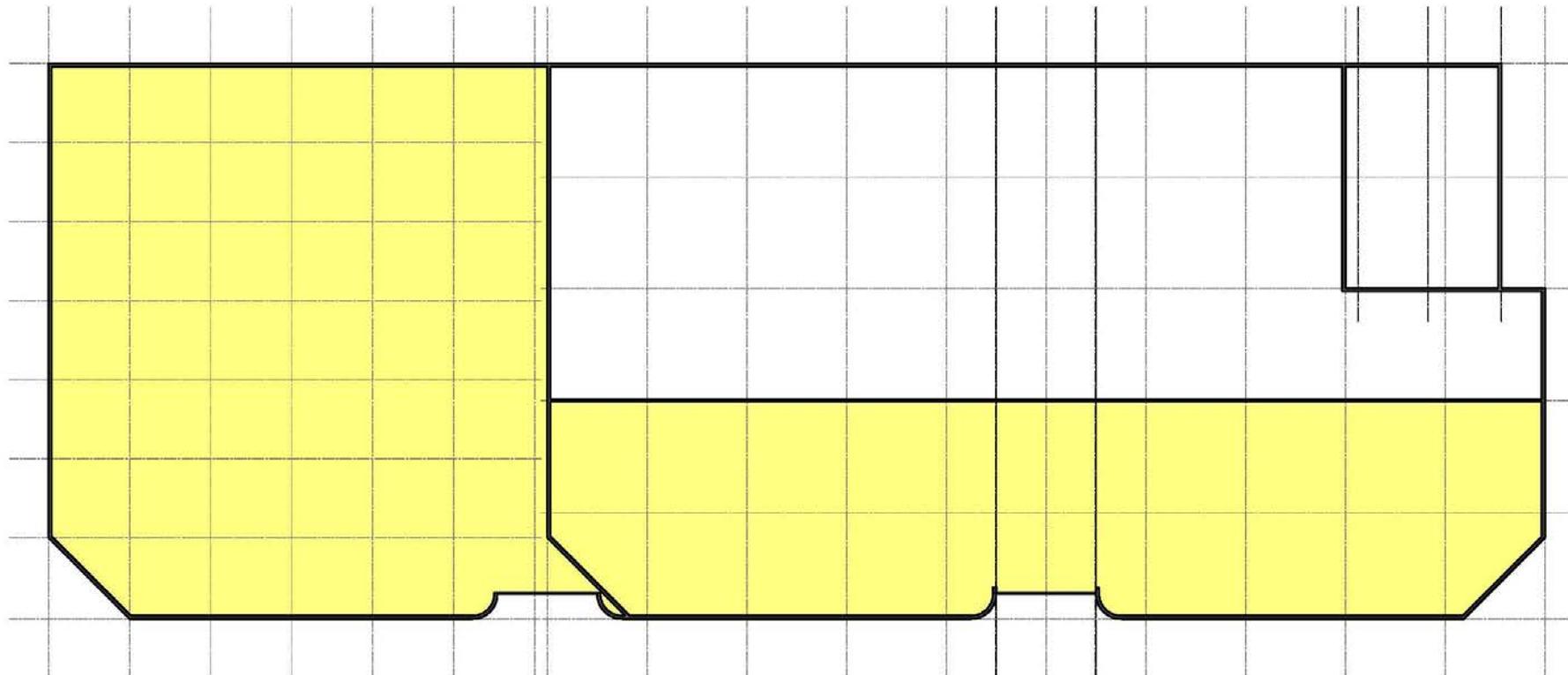
Scale: 1/32"=1'-0"

#### 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**

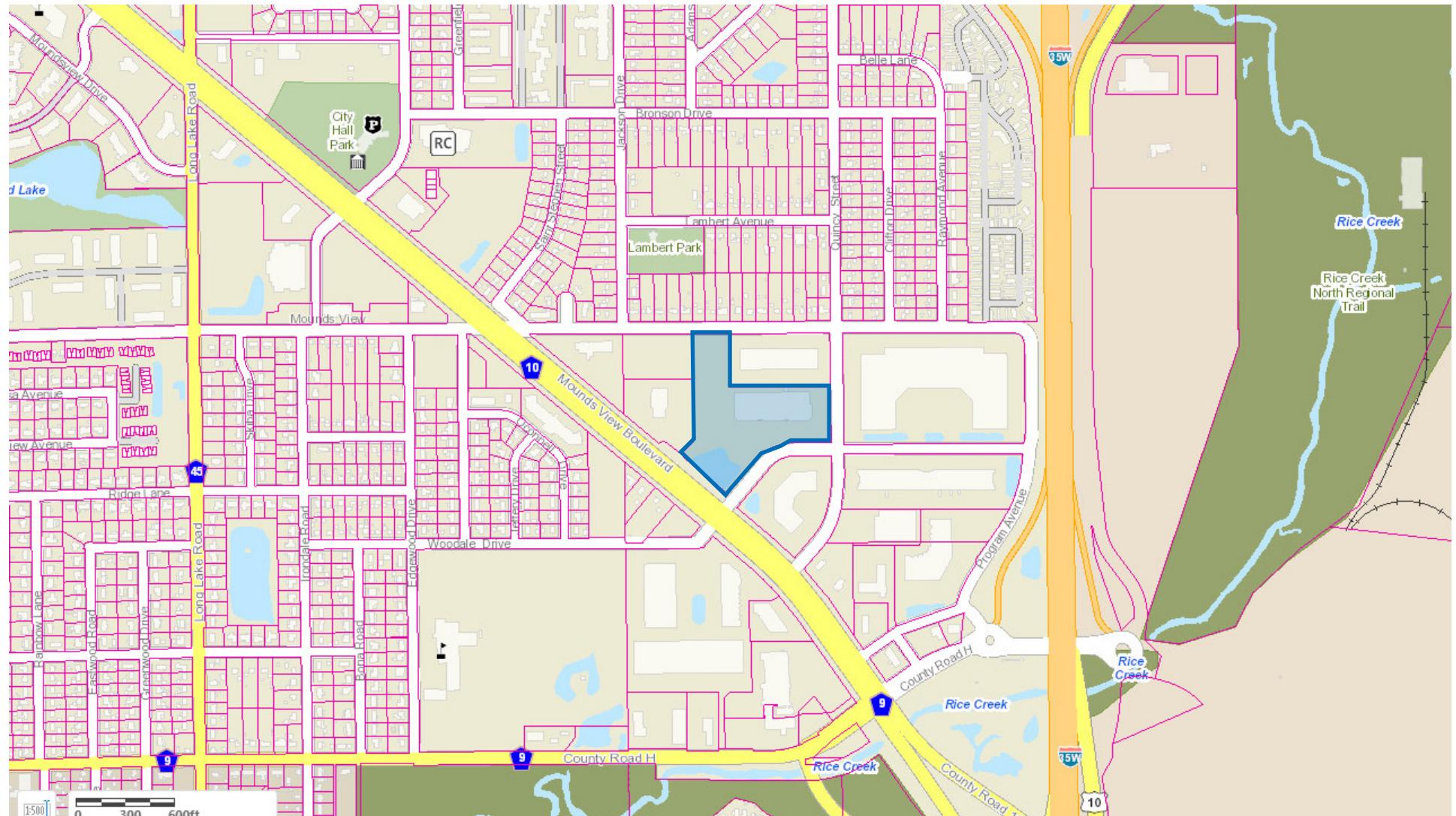
Scale: 1/32"=1'-0"

Square Footage:

Office: 49,691 sq. ft.

# PROPERTY OVERVIEW

## RAMSEY COUNTY GIS MAP



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