



# Office/Warehouse Space for Sale or Lease

**6922 55TH STREET NORTH  
OAKDALE, MN 55128**

**Building Size:**

16,153 Total Building SF

**Site Size:**

3.50 Total Site Acres

**Available Space:**

5,110 SF- Office>Showroom

5,008 SF- Warehouse

**10,118 SF - Total**

Available August 1, 2025

**Clear Height/Loading:**

Approximately 9'0" Ceilings

Three (3) Dock Doors (Exterior)

**Sale Price:**

\$2,100,000

**Lease Rates:**

\$14.00 PSF- Office>Showroom

\$7.00 PSF - Warehouse

**2025 Est. CAM/Tax:**

\$2.04 PSF- CAM

\$2.66 PSF - Tax

**\$4.70 PSF - Total**

**Utilities:**

- Gas & Electric Separately Metered
- Sewer & Water Listed above as part of CAM Expenses

**Property Highlights:**

- Visible to Hwy 36 with over 43,000 Vehicles per Day
- Easy Access to Hwy 36 and I-694
- Adjacent to the Gateway State Trail
- Strong Area Demographics with Close Proximity to Area Retailers

For information, please contact:

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**NEWMARK**

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