



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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