

# FOR LEASE

## PAN-O-GOLD INDUSTRIAL CENTER

**16,654-21,054 SF AVAILABLE**



**Philip Simonet**

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# LEASE SPACE FEATURES

7433-7443 4th St N | Oakdale, MN 55128

## Building Information

Building Size 70,536 SF

Parking Abundant

Clear Height 22'

Year Built 1991

## Lease Terms

Space Available 16,654 (without mezzanine)-21,054 SF

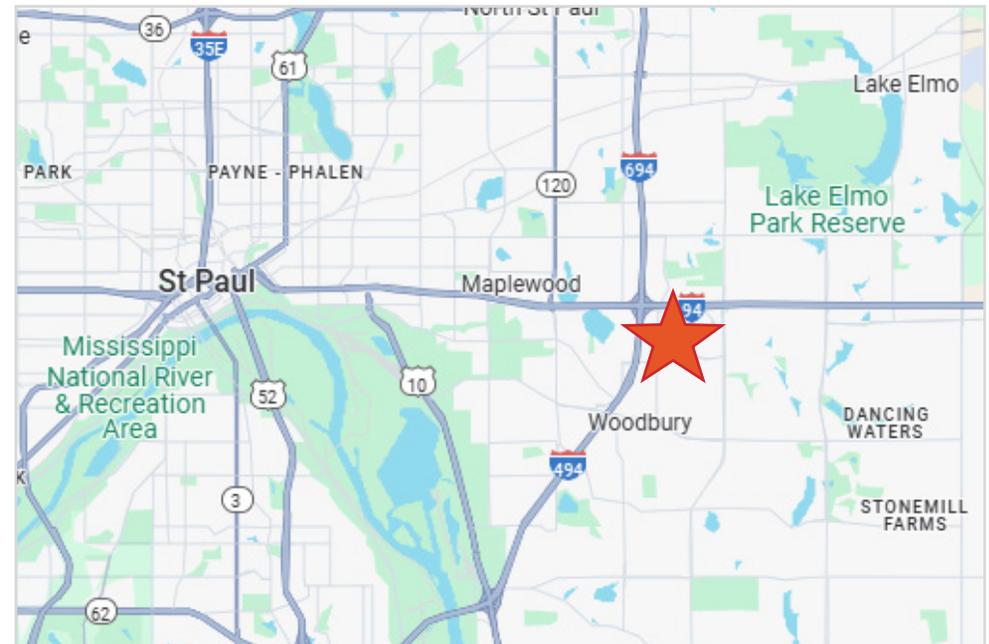
Rental Rate Negotiable

2025 Est. Tax/Cam \$4.35/SF

Loading Docks and Drive-ins available

Power 3-phase 277/488 Volt

- Brick, glass and concrete construction
- Exceptional location at northeast quadrant of I-94/I-694/I-494 interchange
- Visibility from I-694
- Multiple space options
- Energy-efficient construction
- Many nearby amenities



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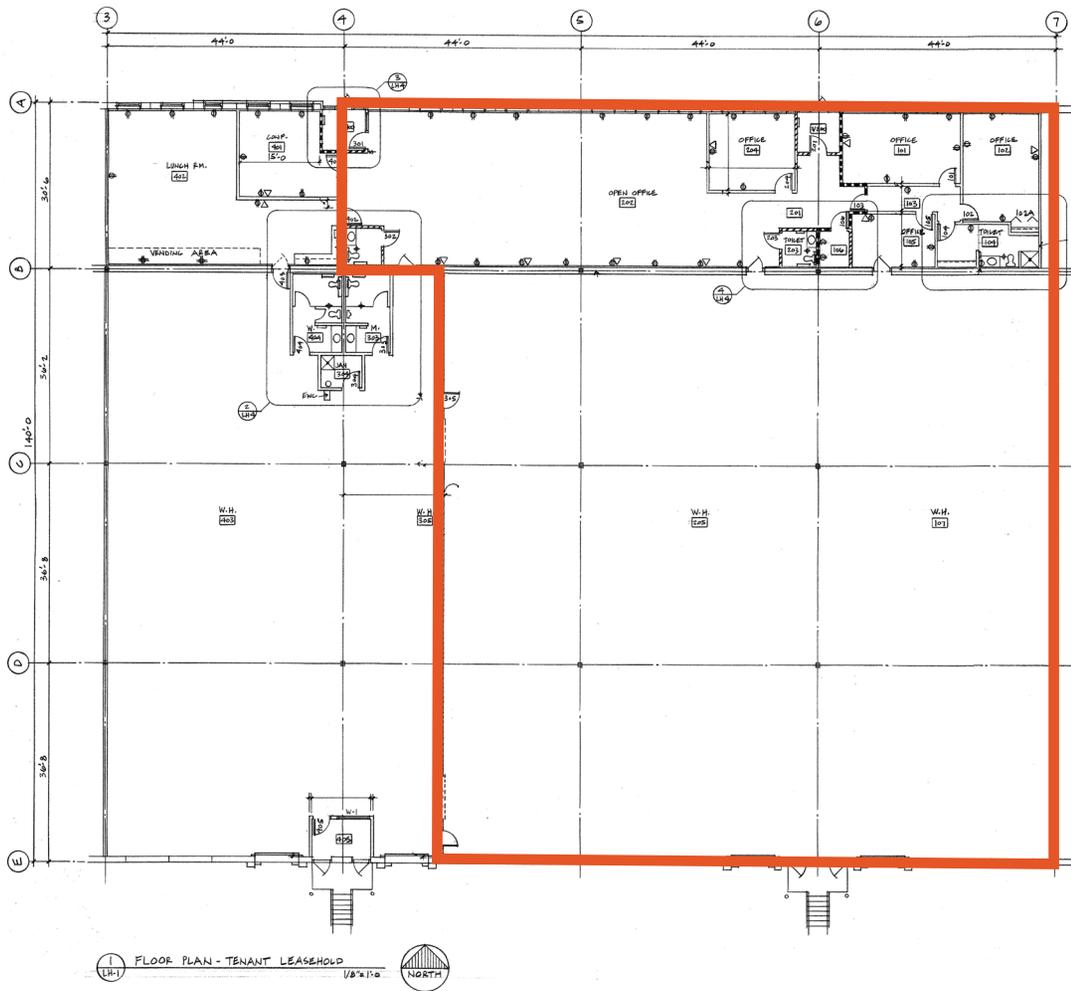
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# FLOOR PLAN

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## SUITE 7439-7443

Office	4,038 SF
Mezzanine	4,400 SF
Warehouse	12,616 SF
<b>Total</b>	<b>21,054 SF</b>
w/o Mezzanine	16,654 SF

2 Docks

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# PHOTOS

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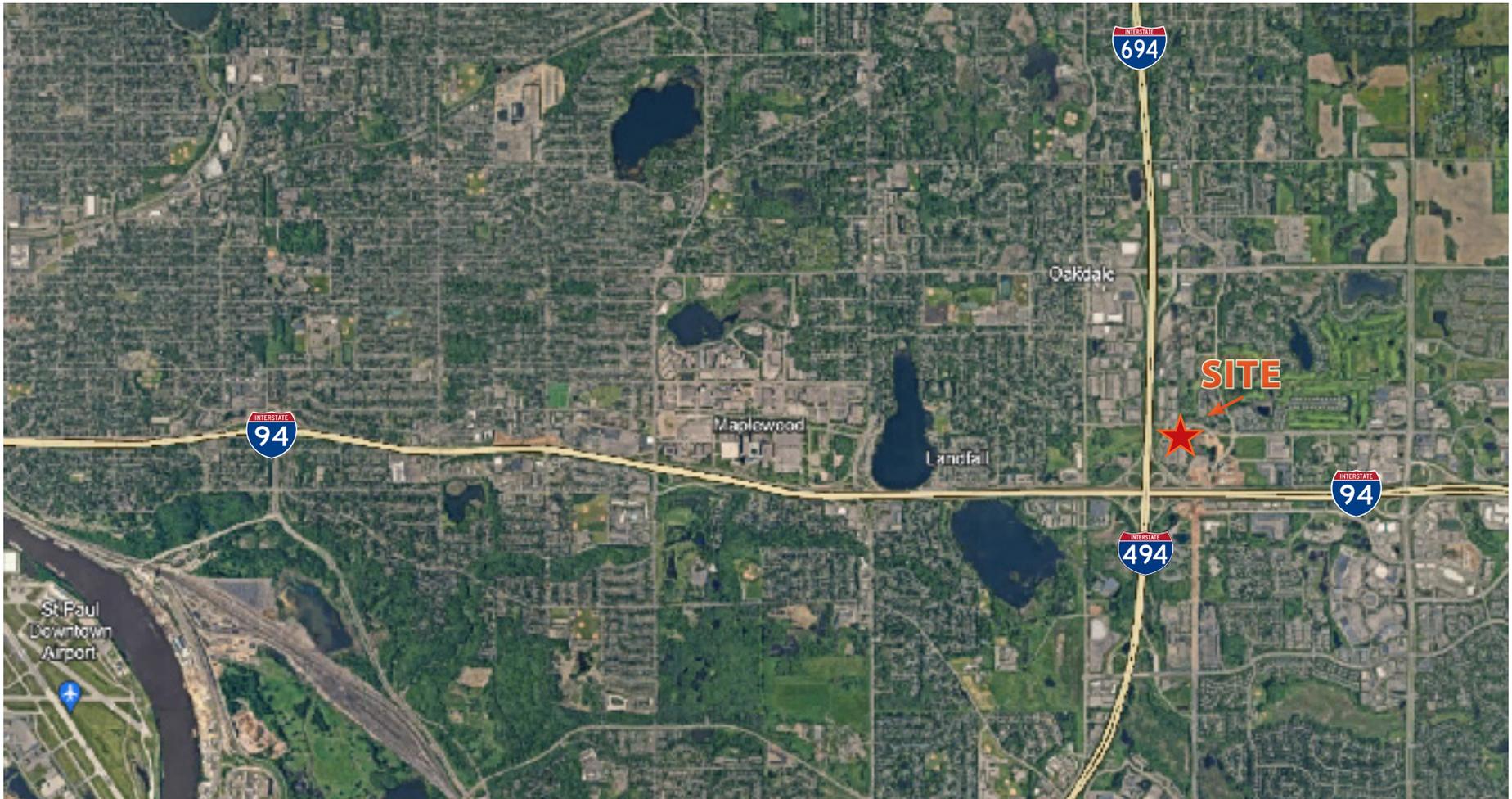
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# AERIAL VIEW

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# DEMOGRAPHICS

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4,207

Total Businesses



69,272

Total Employees

## KEY FACTS

197,006

Population

36.6

Median Age

2.7

Average Household Size

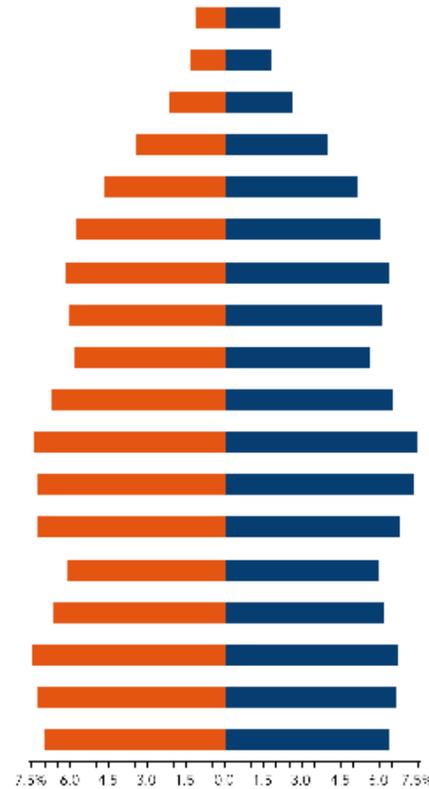
\$83,056

Median Household Income

This infographic contains data provided by Esri, Tera Data Aisle. The vintage of the data is 2021, 2018.

Data reported within 5 mile radius

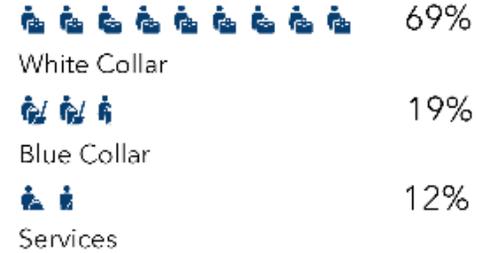
## AGE PYRAMID



The largest group: 2023 Females Age 35-39  
The smallest group: 2023 Males Age 85+

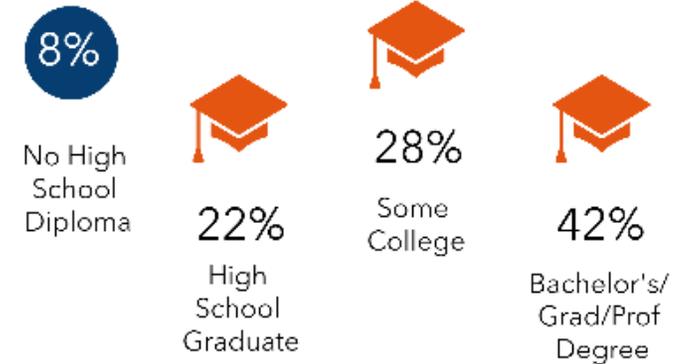
## EMPLOYMENT & EDUCATION

### EMPLOYMENT



4.7%  
Unemployment Rate

### EDUCATION



Datasource: ESRI

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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