

CBRE



GRANADA

**INDUSTRIAL/OFFICE
WAREHOUSE
FOR SALE OR LEASE
39,770 SF**

3220 GRANADA AVE N., OAKDALE, MN



PROPERTY INFORMATION



LOCATION

3220 Granada Ave N., Oakdale, MN



ASKING PRICE

\$5,500,000 (\$138 PSF)



RENTAL PRICE

\$13.50 / \$7.50 PSF



AVAILABILITY DATE

11/30/24 - potentially earlier



YEAR BUILT

1999



SIZE

39,770 SF (10,886 SF office)



LOADING

5 dock doors, 1 ramped drive-in door



ZONING

I0 (Industrial Office)



ROOF

EPDM, full replacement in 2022

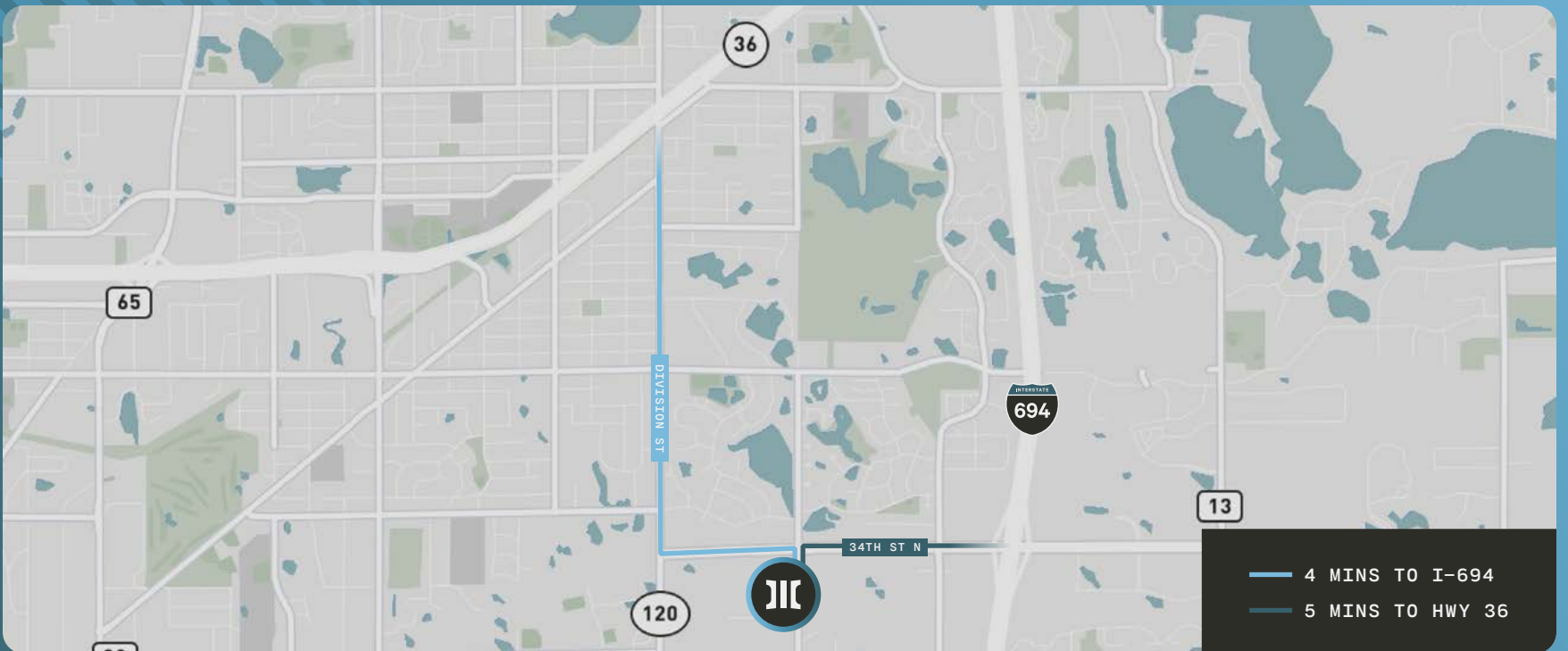


CLEAR HEIGHT

19'



LOCATION

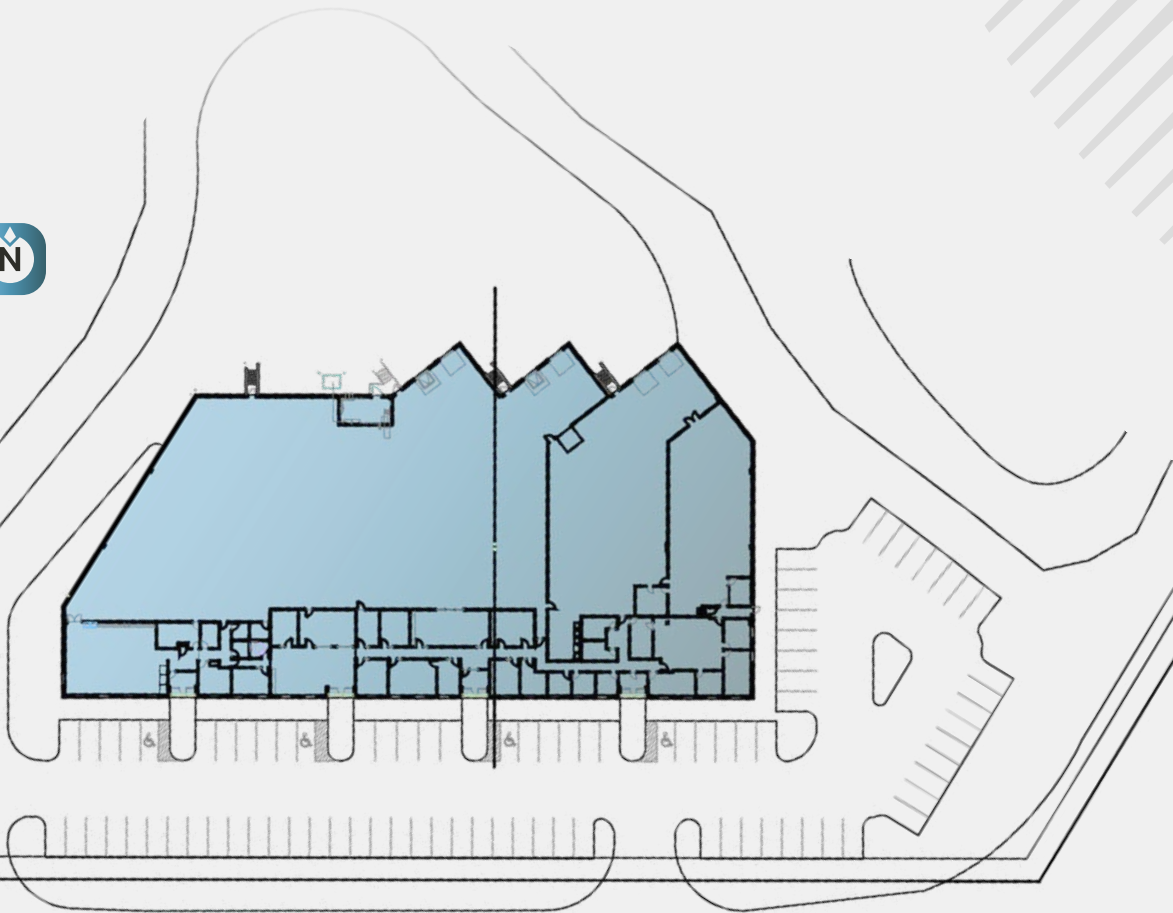


— 4 MINS TO I-694
— 5 MINS TO HWY 36

FLOOR PLAN

SUITE 3220
SAFE REFLECTIONS, INC

LEASE EXP: 11/30/2024
OFFICE: 10,886 SQ FT
TECH/WHSE: 28,884 SQ FT
TOTAL: 39,770 SQ FT



BUILDING FEATURES



High image facility



Outdoor storage capabilities with "IO" zoning



Full roof replacement in 2022



2.21/1000 parking ratio suitable for higher finish users



100% air conditioned



Exhaust and make-up air



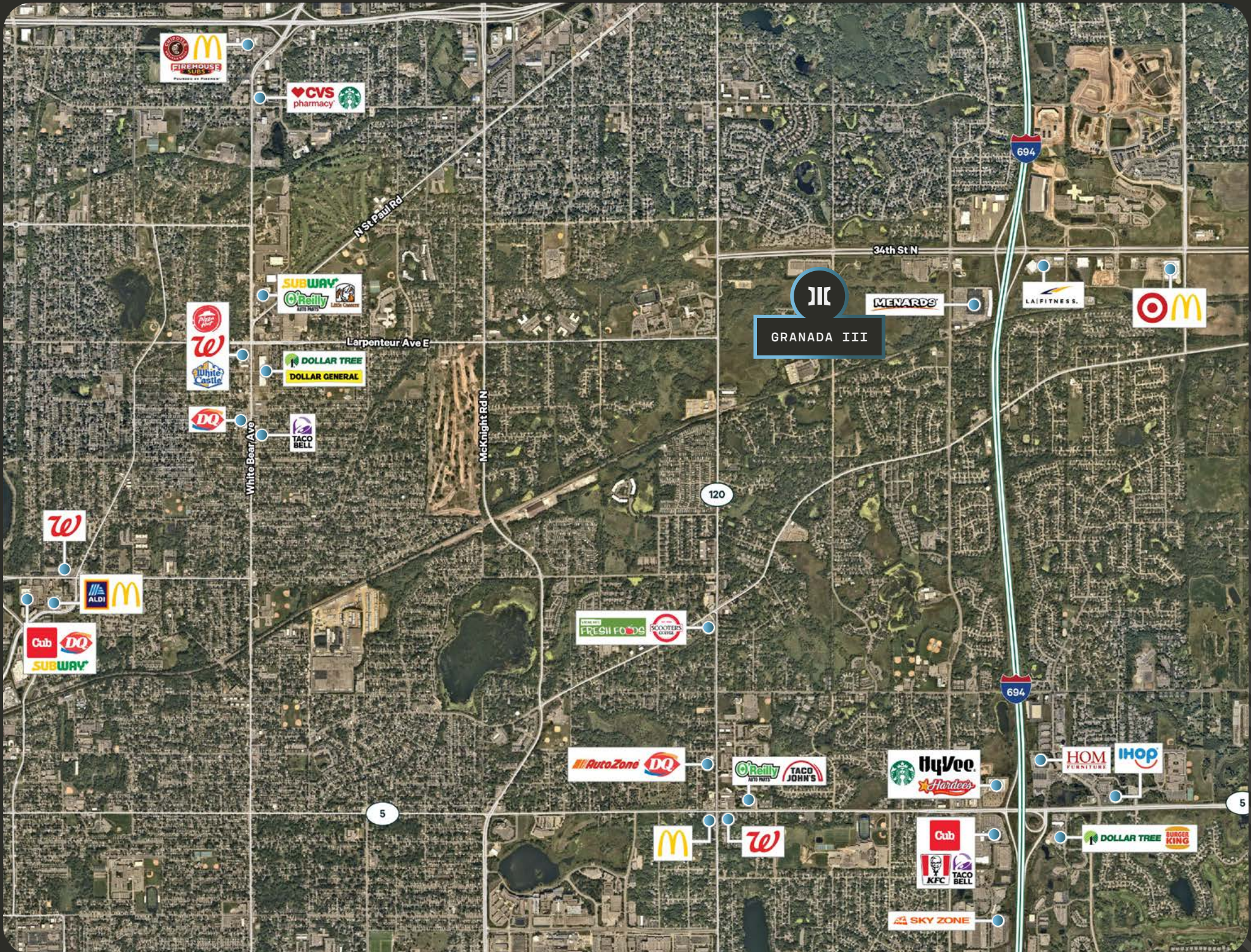
In place power drops and compressed air



LED lighting



Fully sprinklered



N St Paul Rd



Larpenteur Ave E



White Bear Ave



McKnight Rd N

120



GRANADA III



34th St N

694

694

5

5



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