

FOR SALE

Tamarack Hills E10

796 Bielenberg Drive, Woodbury MN 55125



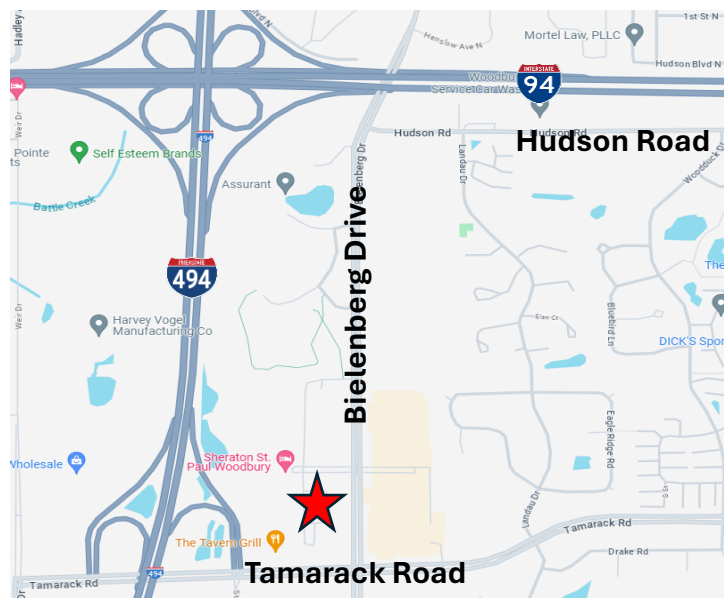
LISTING DETAILS

- Building Size: 11,372 SF
- Sale Price: \$5,250,000
- 2025 NOI: \$308,637.05
- CAM: \$4.68/SF
- Tax: \$1.94/SF

PROPERTY DETAILS

- 100% Occupied
- Located in Tamarack Hills
- Easy Access to I-494, I-94, and I-694
- Single story with direct entrance options
- Great visibility and high traffic counts
- Exterior Building Signage Available
- Comcast fiber, off street parking and building signage available.

LOCATION



Located off I-494 at Bielenberg and Tamarack Road



CROSSROADS
PROPERTIES

Mark Young

Zac Houle

D: 651-233-2435 | M: 651-307-2371

D: 651-209-0520 | M: 651-248-7567

7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

www.crossroadsproperties.net

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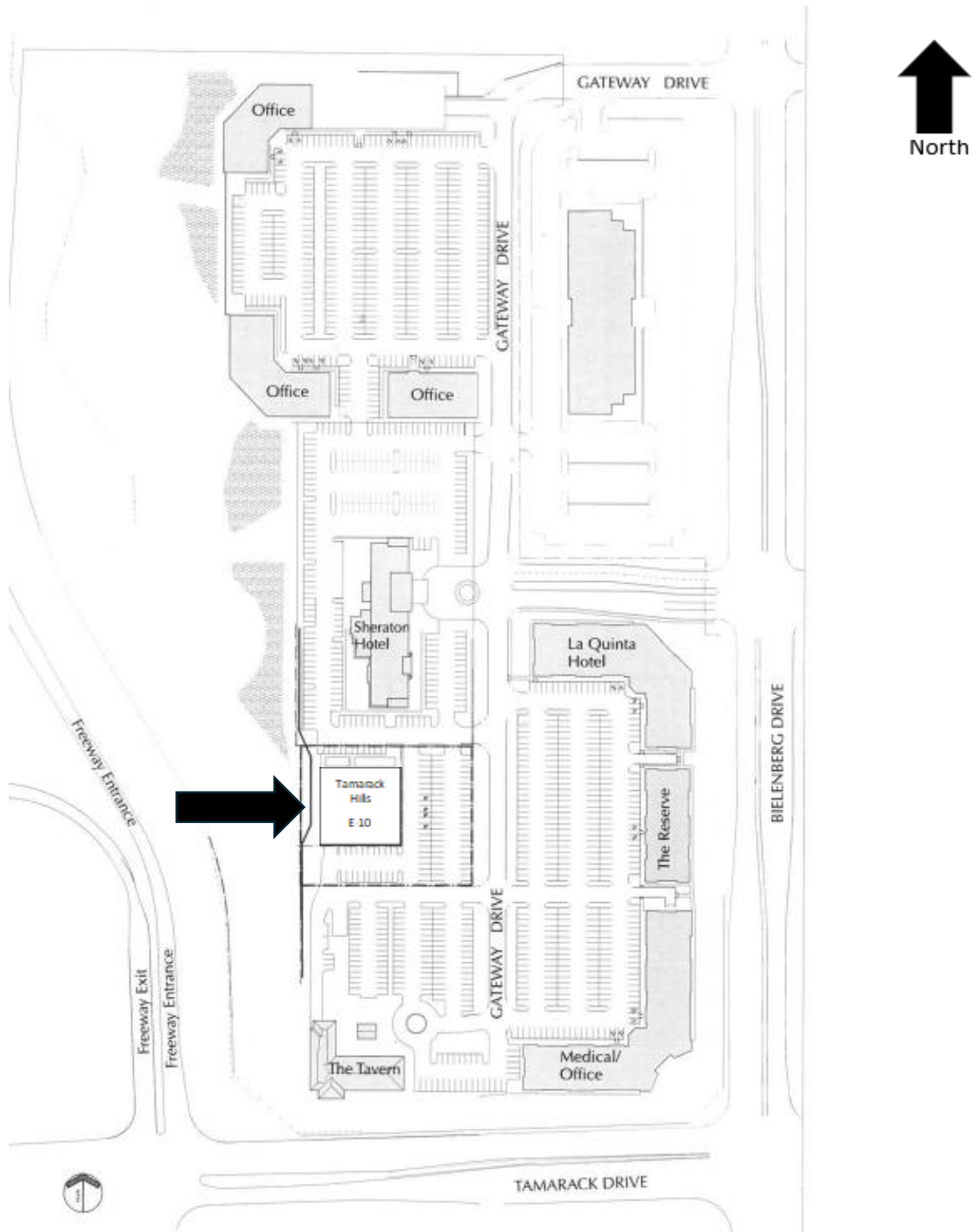
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SITE PLAN



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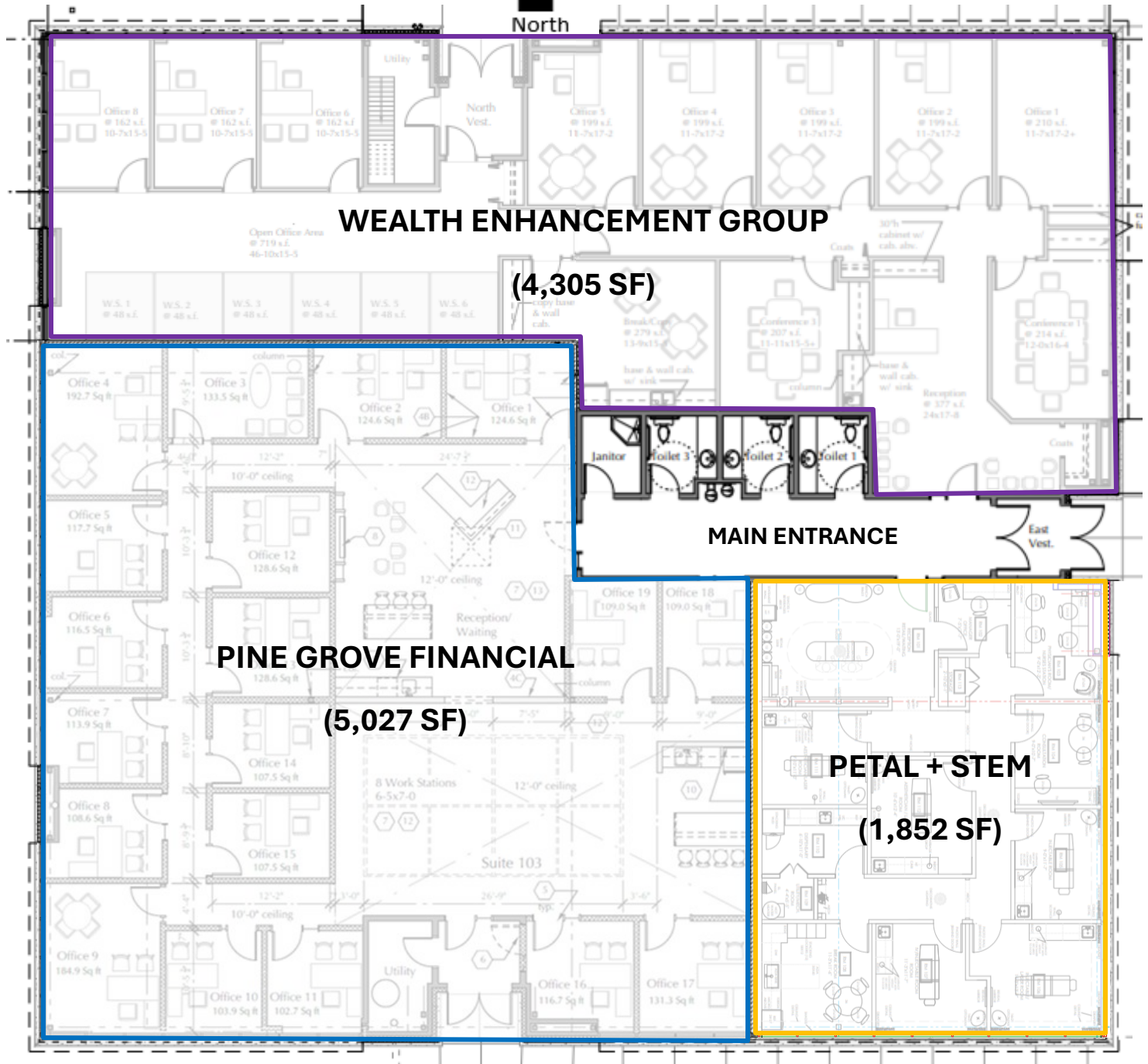
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BUILDING PLAN



North



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RENT ROLL – CALL FOR MORE INFORMATION

Property 796 Bielenberg Drive, Woodbury, MN		796 Bielenberg Drive, Woodbury - Rental Income							
Suite	Tenant	Rentable SF	Start Date	End Date	Term	Net Rent Increases	Net Rent per SF	Monthly Net Rent	Annual Net Rent
101	Wealth Enhancement Group	4,305							
Suite	Tenant	Rentable SF	Start Date	End Date	Term	Net Rent Increases	Net Rent per SF	Monthly Net Rent	Annual Net Rent
102	Petal + Stem Aesthetic and Longevity Institute, PLLC	1,852							
Suite	Tenant	Rentable SF	Start Date	End Date	Term	Net Rent Increases	Net Rent per SF	Monthly Net Rent	Annual Net Rent
103	Pine Grove Financial Group	5,027							



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