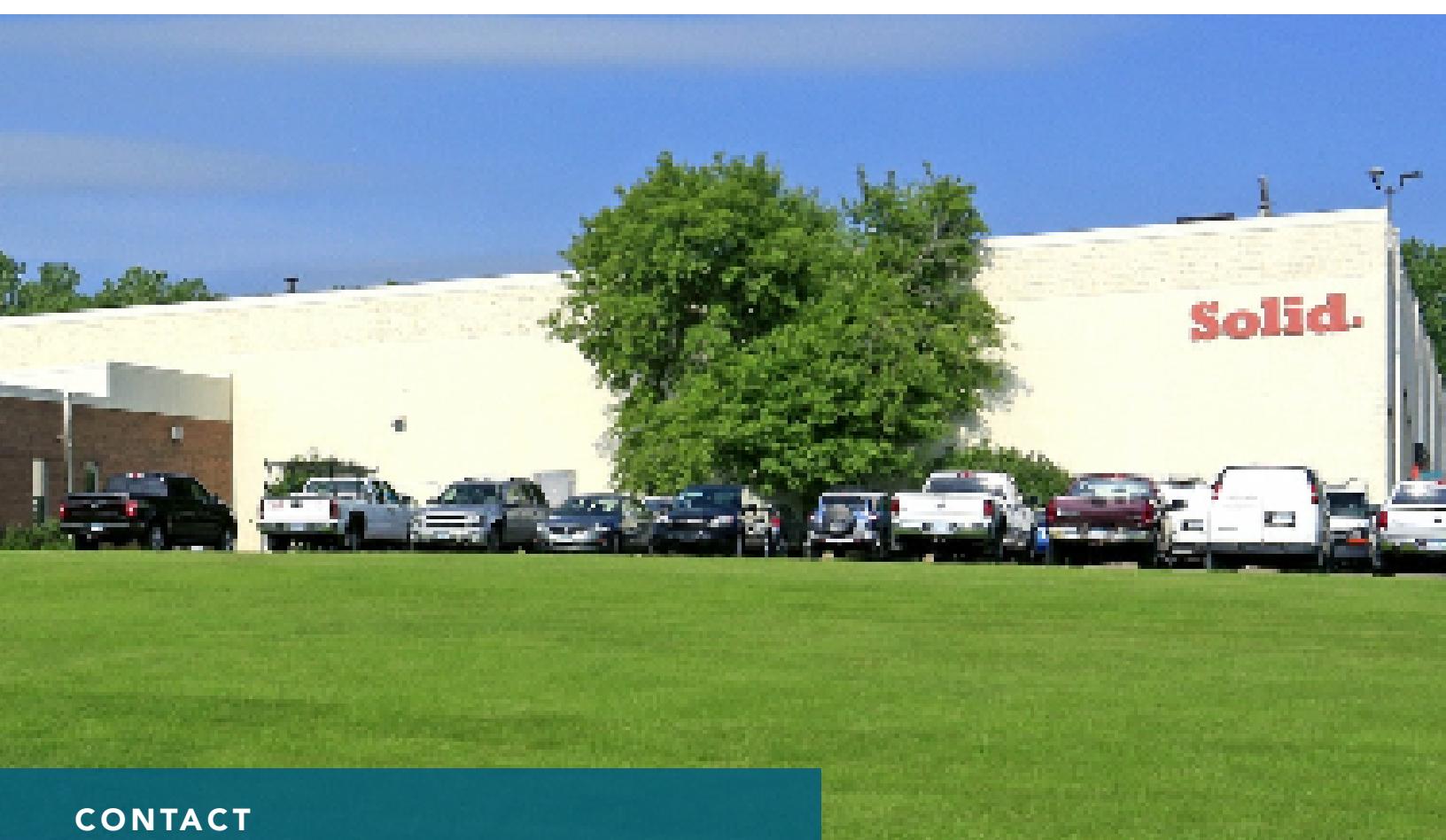




THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

1777 Oakdale Avenue
West St. Paul, MN, 55118

24,000 SF
For Lease \$14.50/SF
Full Service Gross



CONTACT

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1777 Oakdale Avenue

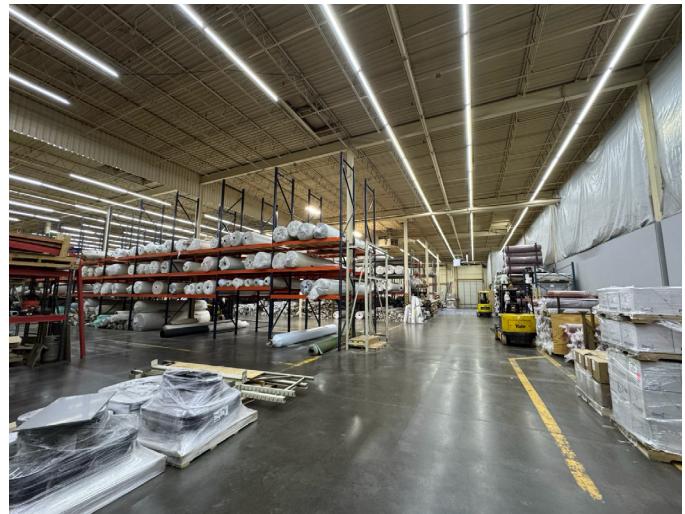
1777 Oakdale Avenue offers a prime light industrial location with immediate access to major Twin Cities thoroughfares. Situated on over 11 acres, the facility provides excellent connectivity to regional freeway systems and serves as a convenient hub for distribution, manufacturing, and service operations. The building features 24' clear height, multiple dock doors, and ample parking, making it adaptable to a variety of industrial users. Its West Saint Paul setting places tenants within reach of dense commercial and residential areas, offering both workforce convenience and proximity to amenities.

PROPERTY HIGHLIGHTS

- Flexible use
- 24' clear height
- 5 exterior dock doors, 1 drive-in bay

LOCATION DESCRIPTION

- Convenient access to major freeways – I-494, I-35E, Hwy-52
- Located in West Saint Paul near dense commercial and residential zones with abundant retail amenities



ZONING | I-1, Light Industrial

The I-1 Light Industrial zone is intended to accommodate a range of low-intensity industrial, production, and service uses that can operate with minimal external impacts. Typical activities include light manufacturing, assembly, warehousing, and distribution, as well as compatible support services. This district provides space for businesses requiring flexible facilities while ensuring operations remain compatible with surrounding commercial or residential areas.

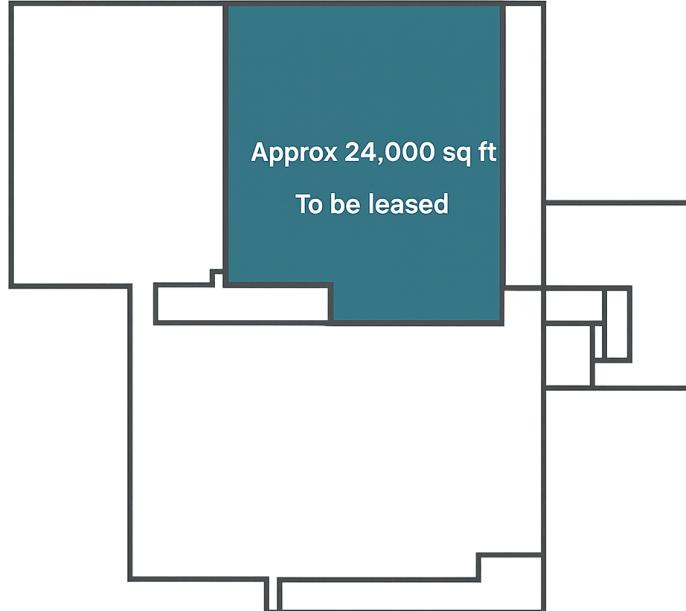
PERMITTED USES

Aircraft rental, sale, servicing manufacturing, and related activities; Antennae for radio, television, and broadcasting facilities; Art equipment supplies - manufacture; Bags, boxes and paper containers, manufacturing and storage; Bakery products, wholesale; Bottling establishments; Clothing manufacture... etc.

*See [city zoning code](#) for complete list

Specifications

ZONING	I-1; Light Industrial	HEATING	Yes
PROPERTY USE	Wood Product Manufacturing	AIR CONDITIONING	None
ACRES	11.25	DRIVE-IN'S / DOCKS	
YEAR BUILT	1971	Drive-In Bays	1
FLOORS	Single-story	Dock Doors	5
BUILDING SIZE	93,807 SF	TOTAL PARKING	120 Standard Parking Spaces
CONSTRUCTION	Masonry	FIRE PROTECTION	Wet Sprinkler System
PROPERTY ACCESS		POWER	Heavy Power
Nearby HWY	U.S. Highway 52 (1-2 Miles)	CEILING HEIGHT	24'
Airport Access	Nearby MSP Airport (10 Miles)	COLUMN SPACING	35'
AVAILABLE		RESTROOM	Two
Suite A	24,000 SF *Available March 1		



Pricing Summary

FOR LEASE
\$14.50/SF
Full Service Gross

Utilities are included in the price.
Short term leases available.

LABOR SNAPSHOT WEST ST. PAUL

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company's needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.

POPULATION

2,093,907

LABOR FORCE (AGES 16+)

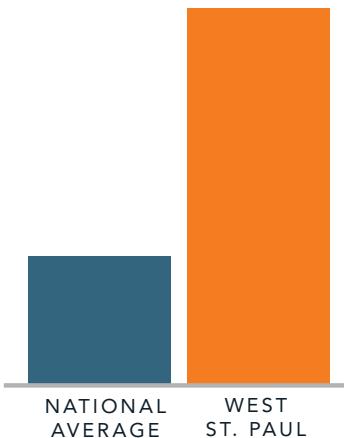
1,385,124

MEDIAN HOME VALUE

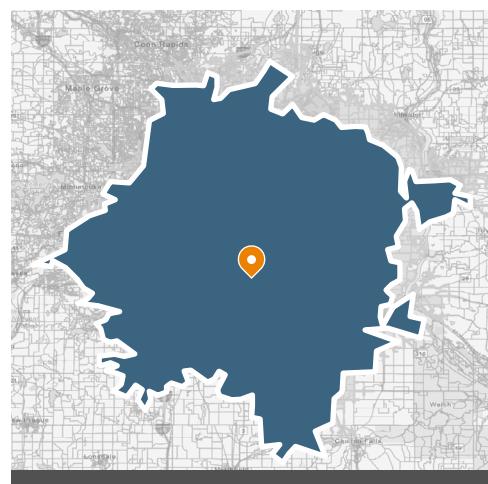
WEST ST.
PAUL, MN **\$371,287**

NATIONAL
AVERAGE **\$303,400**

COMPUTER PRODUCT MANUFACTURING REPRESENTATION



30-MINUTE DRIVE-TIME RADIUS



TOP REPRESENTED INDUSTRIES

- *Manufacturing*
- *Computer and Electronic Product Manufacturing*
- *Fabricated Metal Product Manufacturing*

COMPUTER & ELECTRONIC PRODUCT MANUFACTURING

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Team Assemblers	9,800	\$23.56/hour
Industrial Engineers	7,395	\$54.42/hour
Electrical and Electronic Equipment Assemblers	3,482	\$23.85/hour

FABRICATED METAL PRODUCT MANUFACTURING

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Welders, Cutters, Solderers, and Brazers	3,015	\$31.06/hour
Machinists	4,808	\$30.10/hour
Computer Numerically Controlled Tool Operators	1,546	\$29.52/hour

For more information, contact
The Brookshire Co.

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7900 INTERNATIONAL DRIVE, SUITE 735, BLOOMINGTON MN 55425



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