



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

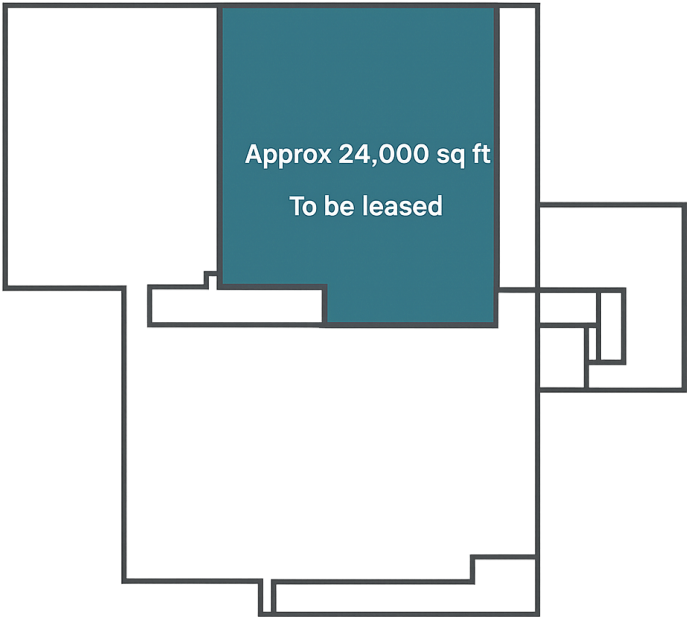
Aircraft rental, sale, servicing manufacturing, and related activities; Antennae for radio, television, and broadcasting facilities; Art equipment supplies - manufacture; Bags, boxes and paper containers, manufacturing and storage; Bakery products, wholesale; Bottling establishments; Clothing manufacture...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

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

Specifications

ZONING	I-1; Light Industrial
PROPERTY USE	Wood Product Manufacturing
ACRES	11.25
YEAR BUILT	1971
FLOORS	Single-story
BUILDING SIZE	93,807 SF
CONSTRUCTION	Masonry
PROPERTY ACCESS	
Nearby HWY	U.S. Highway 52 (1-2 Miles)
Airport Access	Nearby MSP Airport (10 Miles)
AVAILABLE	
Suite A	24,000 SF *Available March 1

HEATING	Yes
AIR CONDITIONING	None
DRIVE-IN'S / DOCKS	
Drive-In Bays	1
Dock Doors	5
TOTAL PARKING	
120 Standard Parking Spaces	
FIRE PROTECTION	Wet Sprinkler System
POWER	Heavy Power
CEILING HEIGHT	24'
COLUMN SPACING	35'
RESTROOM	Two



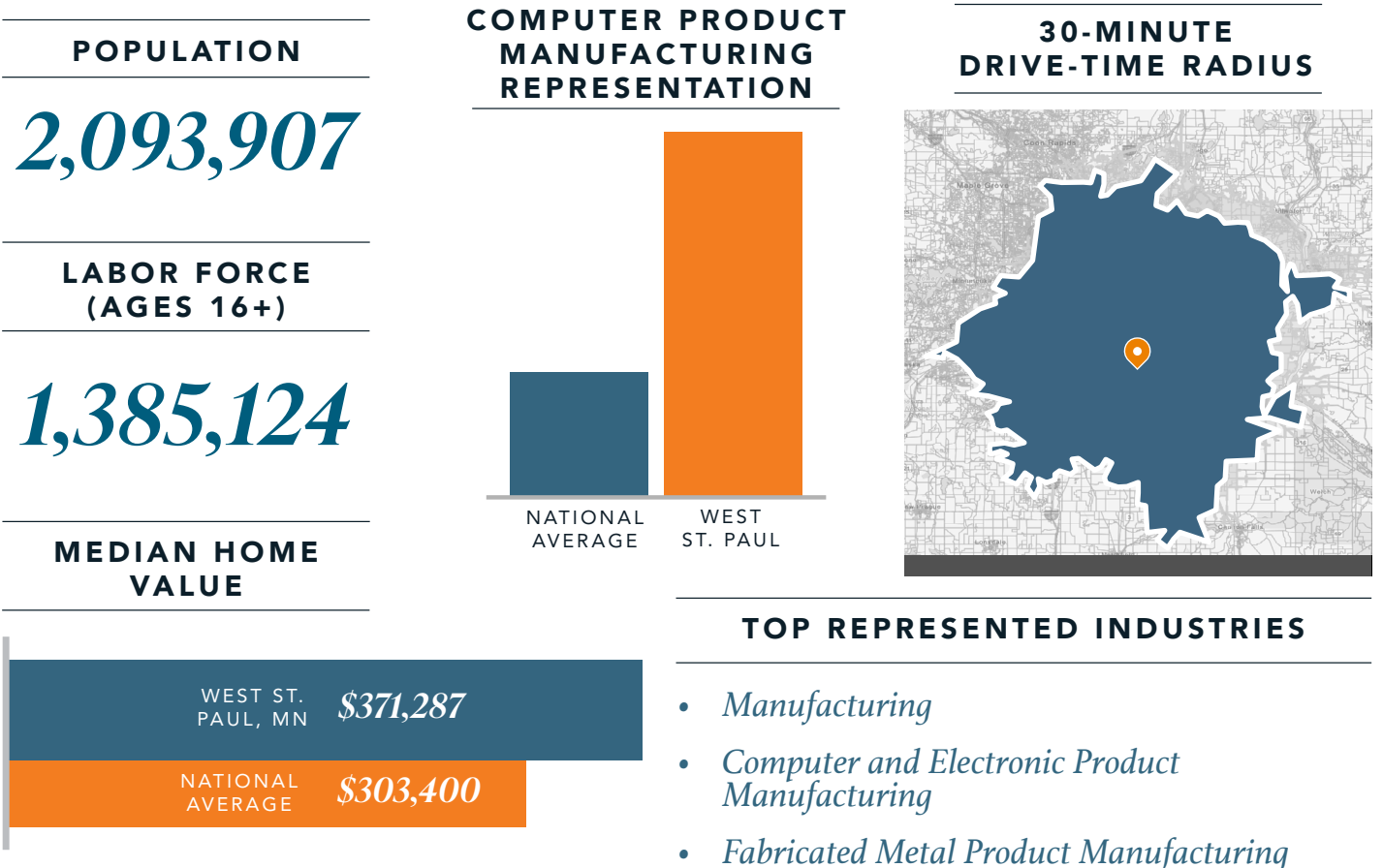
Pricing Summary

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.



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

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.

For more information, contact
The Brookshire Co.

952-960-4690 | BROOKSHIRECO.COM

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