

# Industrial Building for Sale or Lease

5215 GERSHWIN AVENUE NORTH | OAKDALE, MN

10,665 Total SF Building

Fenced & Secured Lot

100% Climate-Controlled



## Cetra Partners

4455 White Bear Parkway, Suite 600  
White Bear Lake, MN 55110

Jay Chmielecki | Principal  
M: 612-275-3772  
E: [jay@cetrapartners.com](mailto:jay@cetrapartners.com)

Dan Friedner | Principal  
M: 612-599-7864  
E: [dan@cetrapartners.com](mailto:dan@cetrapartners.com)

Patrick Cullen | Principal  
M: 651-308-4271  
E: [patrick@cetrapartners.com](mailto:patrick@cetrapartners.com)

# Property Overview

## LOCATION

5215 Gershwin Avenue North  
Oakdale, MN 55128

## BUILDING SIZE

Approx. 10,665 SF

## SITE SIZE

0.85 Acres

## PARKING STALLS

Twenty Eight (28)

## LOADING

One (1) Grade Level Door with Ability to Add

## CLEAR HEIGHT

Approx. 9' to 11'

## YEAR BUILT

1978 (West); Addition in 1988 (East)

## 2026 EST. RE TAX

\$24,090.00

## LEASE RATE

\$9.00-\$10.00 PSF NNN

## SALE PRICE

**\$1,290,000.00**



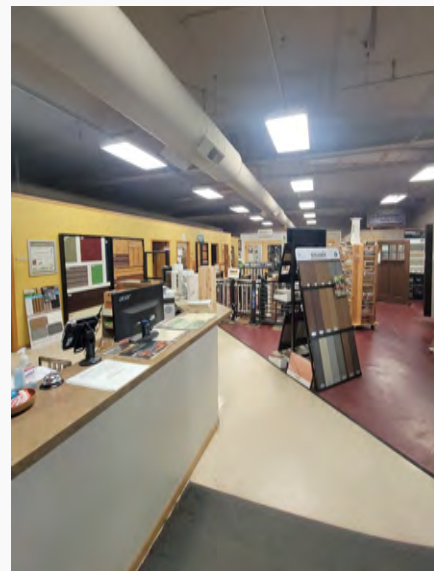
## Property Highlights

- Direct Access to Hwy 36 & Interstate 694
- 100% Climate-Controlled Building
- Fenced Lot for Secured Parking & Outdoor Storage
- Great Opportunity to Own or Lease in Oakdale
- Seller Financing Available

# Industrial Building for Sale or Lease

5215 GERSHWIN AVENUE NORTH | OAKDALE, MN

Property Photos -  
10,665 SF Available



# Industrial Building for Sale or Lease

5215 GERSHWIN AVENUE NORTH | OAKDALE, MN

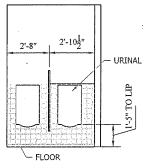
Property Photos -  
10,665 SF Available



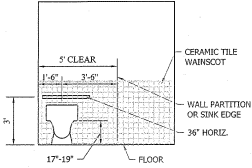
# Industrial Building for Sale or Lease

5215 GERSHWIN AVENUE NORTH | OAKDALE, MN

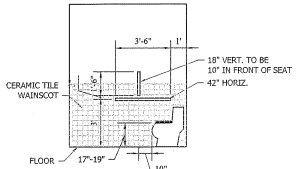
Floor Plan -  
10,665 SF Available



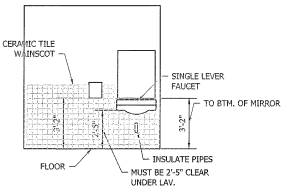
URINAL ELEVATION  
SCALE 1/4"=1'-0"



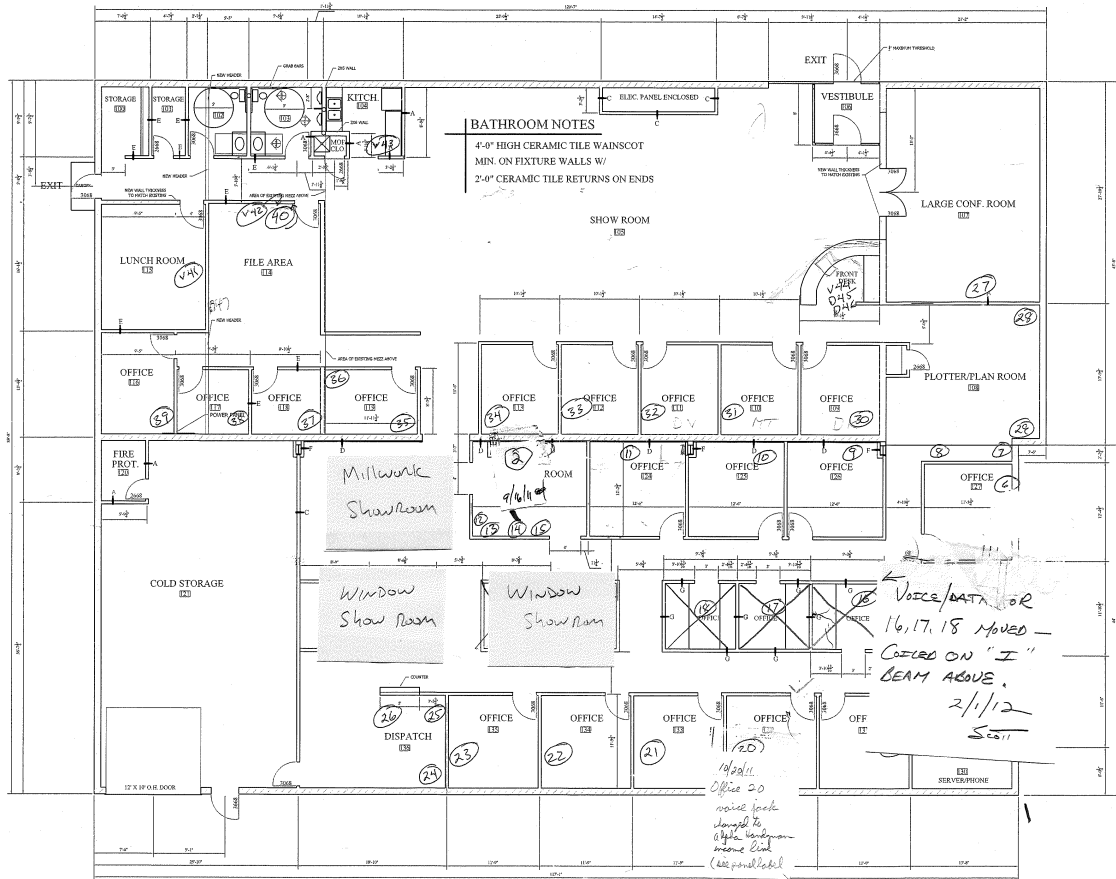
TYP. STOOL ELEVATION  
SCALE 1/4"=1'-0"



TYP. STOOL ELEVATION  
SCALE 1/4"=1'-0"



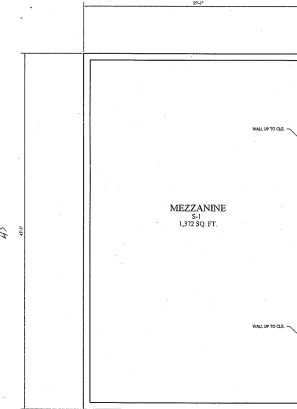
TYP. LAV. ELEVATION  
SCALE 1/4"=1'-0"



NEW FLOOR PLAN  
SCALE 1/8"=1'-0"

NOTES

- BUILDING OCCUPANCY GROUP = B, S-1 (MEZZANINE)(NON-SEPARATED)
- BUILDING CONSTRUCTION TYPE = 5B WITH SPRINKLERS
- OCCUPANT LOAD = 107 + 4 (MEZZ) = 111
- ALLOWABLE FLOOR AREA 5B = 9,000 X 3 = 27,000 SQ. FT.
- BUILDING AREA = 10,659 SQ. FT. + 1,372 SQ. FT. (MEZZ) = 12,031 SQ. FT.
- BUILDING HAS AUTOMATIC FIRE SPRINKLER  
SO CORRIDOR NEED NOT BE RATED
- ENTIRE BUILDING DESIGNED PER S-1 MINIMUM REQUIREMENTS FOR NON-SEPARATED USES.



STORAGE MEZZANINE  
SCALE 1/8"=1'-0"

117.083 X 89.67 = 10,499 SQ. FT.  
3.5 X 45.67 = 160 SQ. FT.  
TOTAL AREA = 10,659 SQ. FT. / 100 = 107 OCCUPANTS  
MEZZANINE AREA = 1,372 SQ. FT. / 100 = 4 OCCUPANTS  
(ALLOWABLE MEZZANINE AREA = 3,553 SQ. FT.)

NOTES

- ALL EXISTING EXT. WALLS ARE SHOWN AS 10". FIELD VERIFY
- ALL EXISTING INT. WALLS ARE SHOWN AS 6". FIELD VERIFY
- ALL WALLS TO BE TYPE "B" UNO
- DECK HT. SLOPES FROM 14" 10" TO 13' 2" ON THE EAST SIDE
- DECK HT. SLOPES FROM 13'-0" TO 11'-2" ON WEST SIDE
- ALL EXT. PERIMETER WALLS TO BE FINISH TAPED TO DECK, EXCEPT AT COLD STORAGE AREA
- ALL ROOM DIMENSIONS ARE APPROXIMATIONS
- ALL INT. WALL DIM. ARE CENTER TO CENTER
- FUTURE WALLS TO BE TYPE "G"

WALL TYPES

- EXISTING WALL
  - NEW WALL
- 2X4 24" OC W/ INSUL. AND 5/8" GYP ON EA. SIDE TO DECK
  - 2X4 24" OC W/ INSUL. AND 5/8" GYP ON EA. SIDE TO 9'-0" AFF AND FLAT TAPED FOR A CLEAN EDGE AT TOP OF WALL
  - 2X6 24" OC W/ INSUL. AND 5/8" GYP ON EA. SIDE TO BTM OF BEAM. FINISH TAPE OFFICE SIDE ONLY
  - 1X4 PLACED HORIZ. 24" OC W/ 5/8" GYP TO FURR OUT EXISTING WALL TO DECK
  - 2X4 24" OC W/ INSUL. AND 5/8" GYP ON EA. SIDE TO EXISTING CEILING (8'-0" AFF)
  - SAME AS WALL TYPE B, EXCEPT GYP ON ONE SIDE ONLY
  - 2X4 24" OC TO 5'-0" HIGH W/ 5/8" GYP ON EA. SIDE W/ WOOD CAP

designity  
american institute of  
architects

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of  
Date: \_\_\_\_\_ Reg. No. \_\_\_\_\_

FUTURE OFFICE BUILDING  
OAKDALE, MN  
NEW FLOOR PLAN

GLENBROOK LUMBER & SUPPLY, INC.  
5250 GLENBROOK AVE. NORTH  
OAKDALE, MN 55128  
1.651.770-9971  
01/31/05  
DRN BY: M. KLEFSTAD

SHEET:  
2 OF 5



# Industrial Building for Sale or Lease

5215 GERSHWIN AVENUE NORTH | OAKDALE, MN

Aerial Map -  
10,665 SF Available

