

For Sublease - 11,357 SF

CBRE

# Hadley Ave Commerce Center

6866 33rd Street N Suite 130 | Oakdale, MN



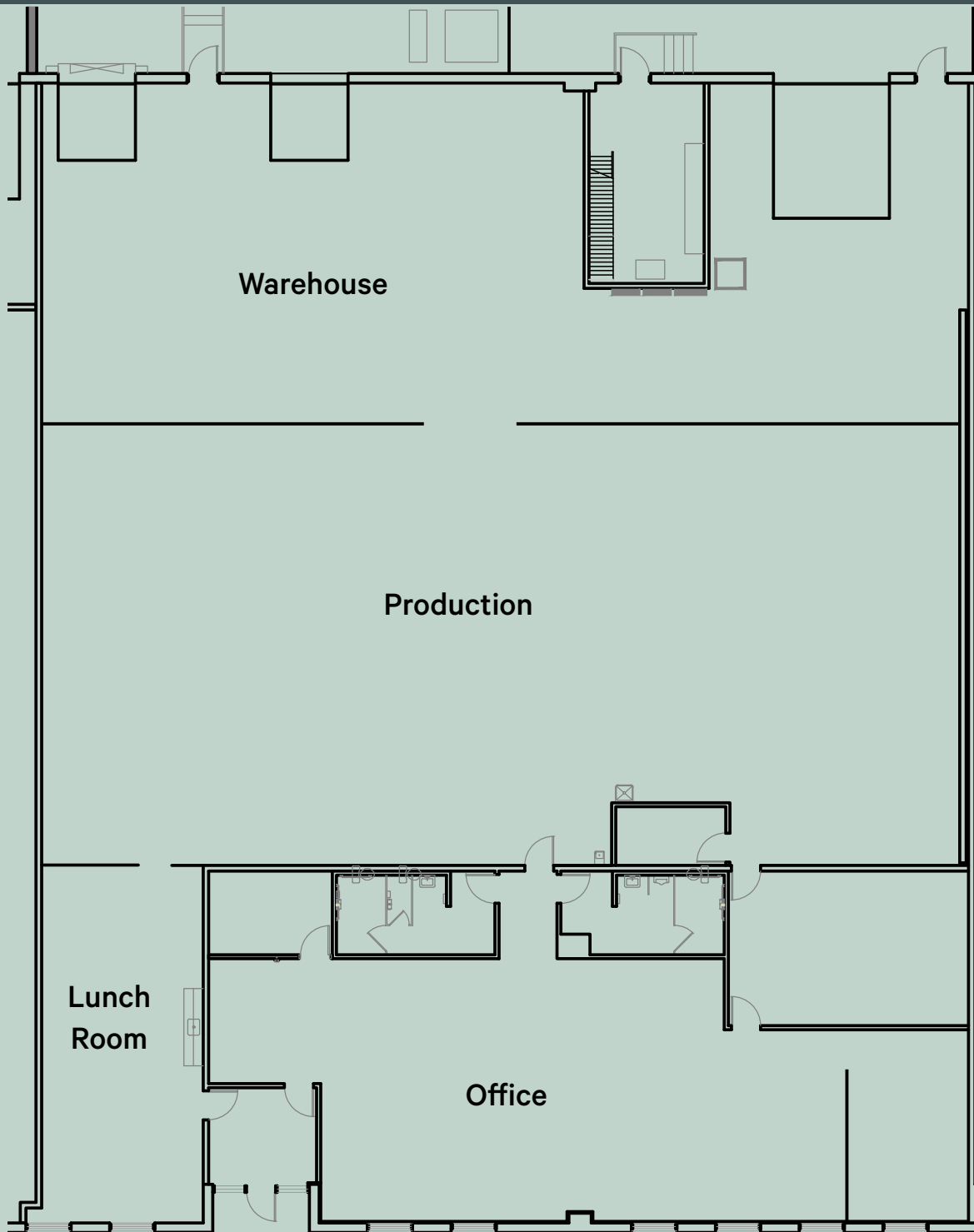
## Property Highlights

- Building Size: 72,356 SF Total
- Easy access to Hwy 5 and I-694
- Clear Height: 20'
- Year Built: 1996
- Parcel Size: 9.75 acres
- Parking: 290 stalls (2.46/1,000)



## Space Specifications - Suite 130

- Available SF: 11,357 SF
- Office: 2,946 SF
- Warehouse/production: 8,411 SF
- Loading: 2 docks | 1 Drive-in
- Full HVAC in production area
- Available: 10/1/2024
- Power: 600 AMPS 277/480V 3-Phase
- Fire Protection: 0.45 GPM
- Column Spacing: 30' x 40'
- Rates: Negotiable
- 2024 Est. Tax/CAM: \$4.72 PSF
- Lease Expires: 9/30/2025
- Longer lease term available



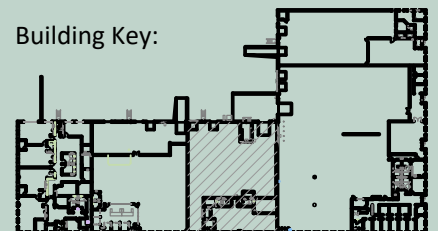
**Floor Plan**

Scale 1/16" = 1'-0"

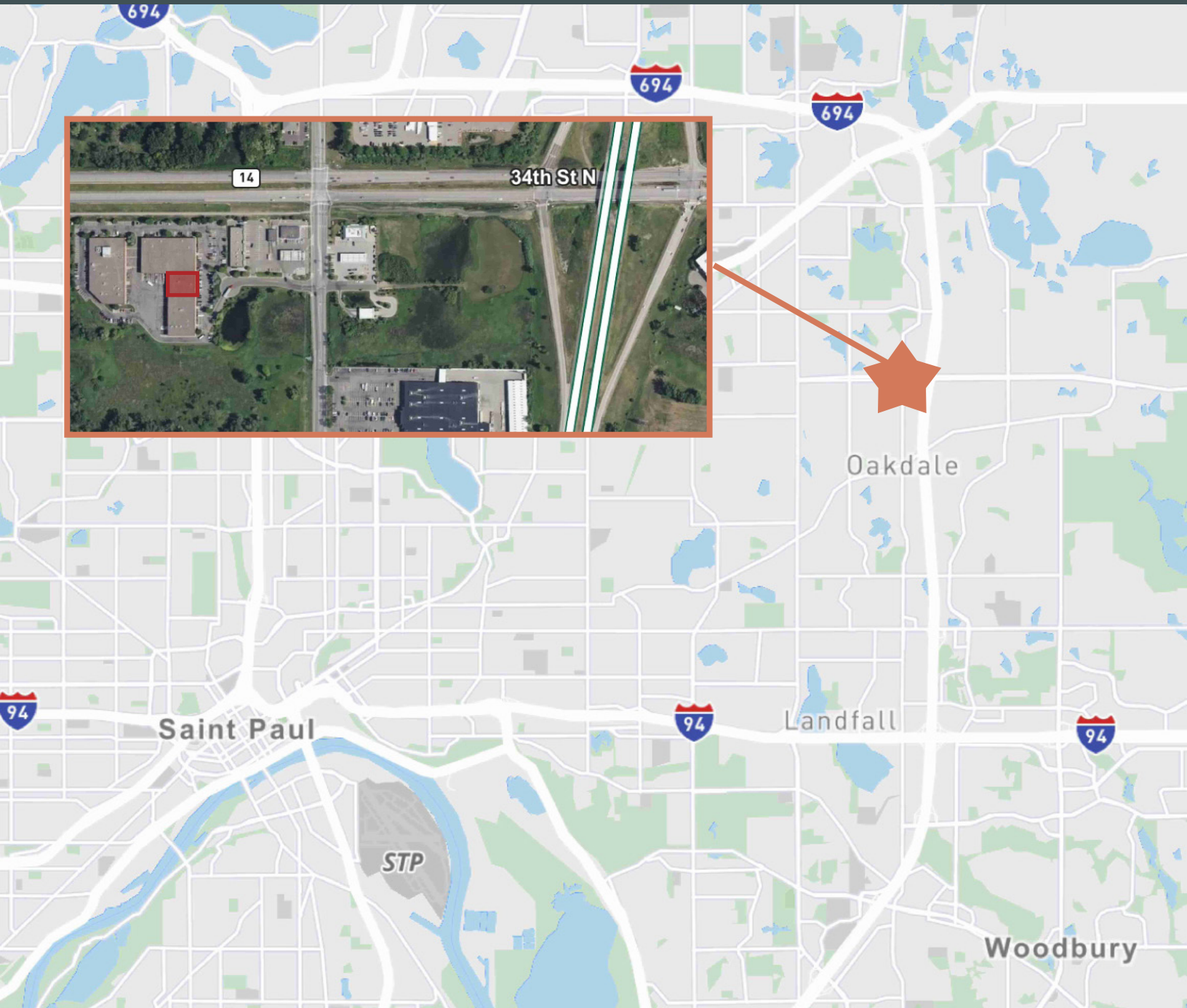
Square Footage:

Office	= 2,946 sq. ft.
Whse/prod.	= 8,411 sq. ft.
Total	= 11,357 sq. ft.

Building Key:







## Contact Us

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