



**INDUSTRIAL FOR LEASE**

# 1777 Oakdale Avenue

WEST ST. PAUL, MN 55118

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**PROPERTY OVERVIEW**

Prime light industrial location 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 —  
**BROOKSHIRE**  
— COMPANY —

# Property highlights

The building features 24' clear height, both dock and drive in loading, 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.

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## Flexible Use

Accommodates a range of low-intensity industrial, production, and service uses that can operate with minimal external impacts.

## Dock Space

Loading 5 exterior dock doors and 1 drive-in door with ample truck court.

## Location

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



# Floor plan

## FLOOR 1



### FOR LEASE

Negotiable/SF Full Service  
Gross

\*Short term leases are available

## Specifications

<b>ZONING</b>	I-1; LIGHT INDUSTRIAL	<b>FLOORS</b>	1
<b>LAND USE</b>	WOOD PRODUCT MANUFACTURING	<b>HEATING</b>	YES
<b>PROPERTY ACCESS</b>		<b>AIR CONDITIONING</b>	NONE
NEARBY HIGHWAY	HWY 52	<b>COLUMN SPACING</b>	35'
AIRPORT ACCESS	MSP AIRPORT	<b>POWER</b>	HEAVY POWER
<b>LOT SIZE</b>	11.25	<b>CLEAR HEIGHT</b>	24'
<b>PROPOSED BUILDING</b>		<b>DOCKS</b>	5
WAREHOUSE	24,000 SF	DRIVE-IN BAYS	1
<b>BUILDING CONSTRUCTION</b>	MASONRY	<b>PARKING</b>	YES

# Labor snapshot

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.

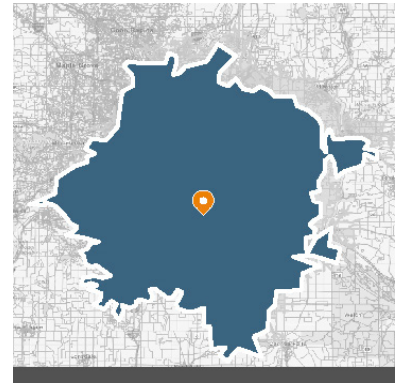
## POPULATION

2,093,907

## LABOR FORCE

1,385,124

## 30-MINUTE DRIVE-TIME RADIUS



## MEDIAN HOME VALUE

NATIONAL  
AVERAGE

\$303,400

WEST ST. PAUL,  
MN

\$371,287

## TOP REPRESENTED INDUSTRIES

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

## COMPUTER & ELECTRONIC PRODUCT MANUFACTURING

TITLE	SOC	EMPLOYEE	AVERAGE WAGE
TEAM ASSEMBLERS	51-2092	9,800	\$23.56
INDUSTRIAL ENGINEERS	57-2112	7,395	\$54.42
ELECTRIAL AND ELECTRONIC EQUIPMENT ASSEMBLERS	51-2028	3,482	\$23.85

## FABRICATED METAL PRODUCT MANUFACTURING

TITLE	SOC	EMPLOYEE	AVERAGE WAGE
WELDERS, CUTTERS, SOLDERERS AND BRAZERS	51-4121	3,015	\$31.06
MACHINISTS	51-4041	4,808	\$30.10
COMPUTER NUMERICALLY CONTROLLED TOOL OPERATORS	51-9161	1,546	\$29.52

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. Contact Brookshire for a more detailed, industry-specific labor analysis.



# We Help Companies Succeed and Communities Thrive®



**MARIO HADLEY**

952-960-4648  
mario@brookshireco.com



**ROYCE PAVELKA**

952-960-4744  
royce@brookshireco.com



**TATE NELSON**

952-213-5025  
tate@brookshireco.com

FOR MORE INFORMATION, CONTACT  
**THE BROOKSHIRE CO.**



952-960-4690



info@brookshireco.com

7900 International Drive,  
Suite 735  
Bloomington, MN 55425

**Brookshireco.com**  
**@brookshireco.com**

