

**FOR LEASE | OFFICE WAREHOUSE**

## Acorn Business Center

7002-7018 Sixth Street, Oakdale, MN 55128



Acorn Business Center is an attractive, well-maintained, office-warehouse property located in the Oakdale Crossing Business Park near the I-694 / I-94 interchange.

Offering a combination of office and warehouse, Acorn Business Center offers great natural light, plenty of parking on 2.48 acres and drive-in and dock high loading.

### Property Features

- 5,684 square feet total
- 18' clear height
- 2 - 10' drive-in doors
- Floor drains
- 100% air conditioned
- Zoned for I-1 Light Industrial
- \$5.97 PSF Tax & CAM (2024)
- Improvement dollars available

### Contact Us

**ERIC DUEHOLM**

Partner



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**BEN BRUNO**

Brokerage Services



651.621.2563



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**TONY ROSSATO**

Brokerage Services



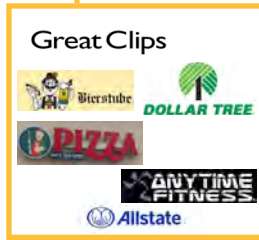
651.621.2507



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Full Property Information at:  
[acornbizcenter.com](http://acornbizcenter.com)

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**Acorn Business Center**



**Destinations**

Mall of America  
 MSP International Airport  
 Downtown Minneapolis  
 Downtown St. Paul

**Drive Time**

25 minutes  
 21 minutes  
 27 minutes  
 13 minutes

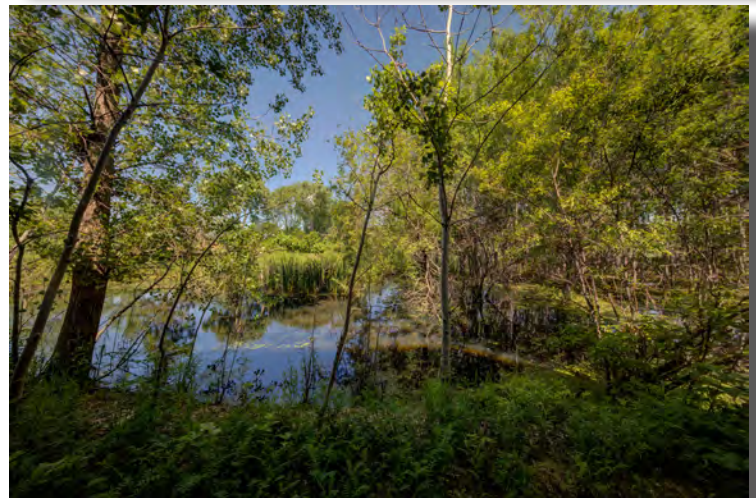
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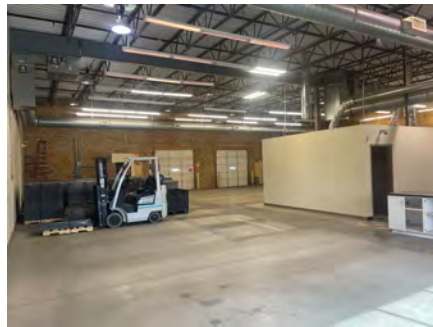
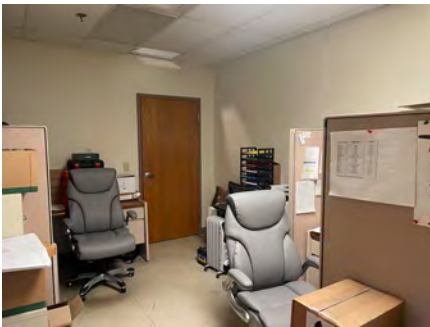
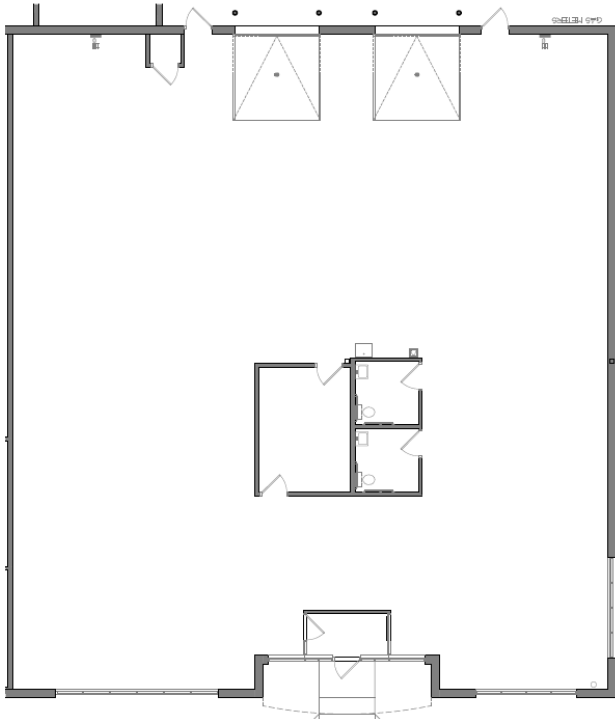
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## Suite 7016

- 5,684 SF
- End cap location with large windows on front and side
- 2 drive-in doors with floor drains
- Fully air conditioned
- 2 restrooms
- 1 office space
- Estimated initial monthly gross rent is \$6,850



*Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.*

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