

CBRE



GRANADA

INDUSTRIAL/OFFICE
WAREHOUSE
AVAILABLE
10,000-34,385 SF

3400 GRANADA AVE N, OAKDALE, MN



PROPERTY INFORMATION



LOCATION

3400 Granada Ave N., Oakdale, MN



TOTAL BUILDING SIZE

44,993 SF



TOTAL AVAILABLE

34,385 SF Total
13,384 SF Office
21,001 SF Warehouse
*Divisible to 10,000 SF



RENTAL PRICE

Negotiable



2026 TAX/CAM

\$6.63 PSF Total (\$3.20 CAM & Ins, \$3.43 Tax)



YEAR BUILT

1997



SIZE

34,385 SF (13,384 SF office)



LOADING

4 dock doors



ZONING

IO (Industrial Office)



CLEAR HEIGHT

20'

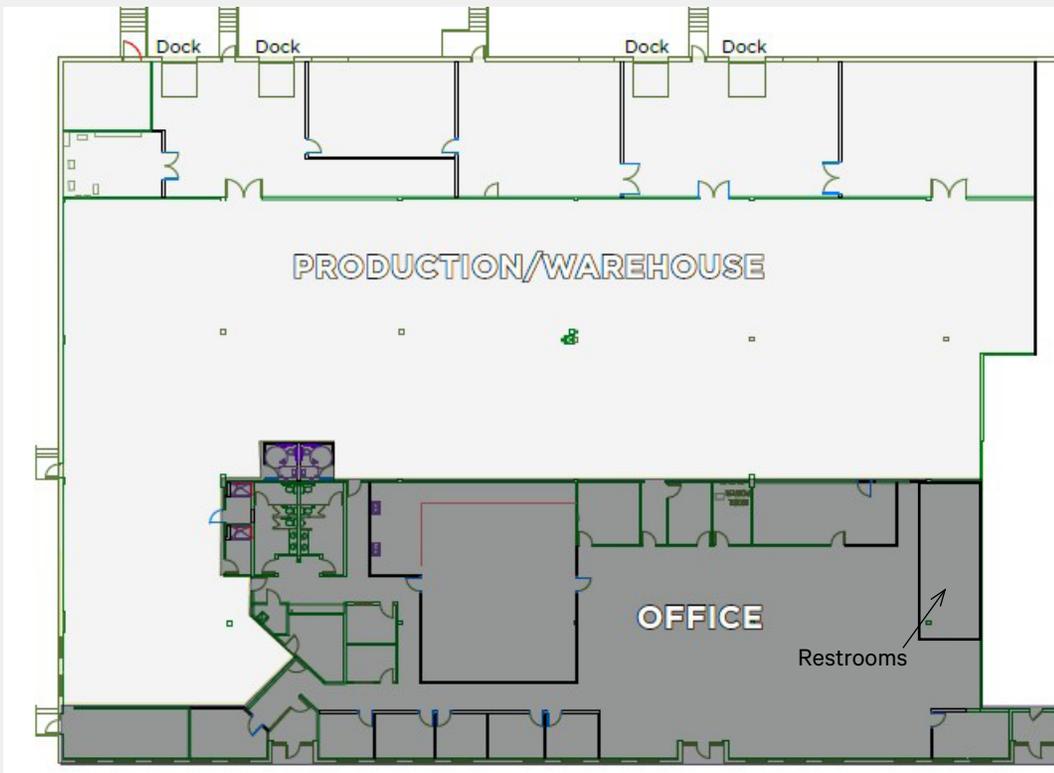


FLOOR PLAN

SUITE 3400

OFFICE: 13,384 SQ FT
WHSE: 21,001 SQ FT
TOTAL: 34,385 SQ FT

*DIVISIBLE TO 10,000 SQ FT



BUILDING FEATURES



High image facility



Outdoor storage capabilities with "IO" zoning



3.7/1000 parking ratio suitable for higher finish users



100% air conditioned

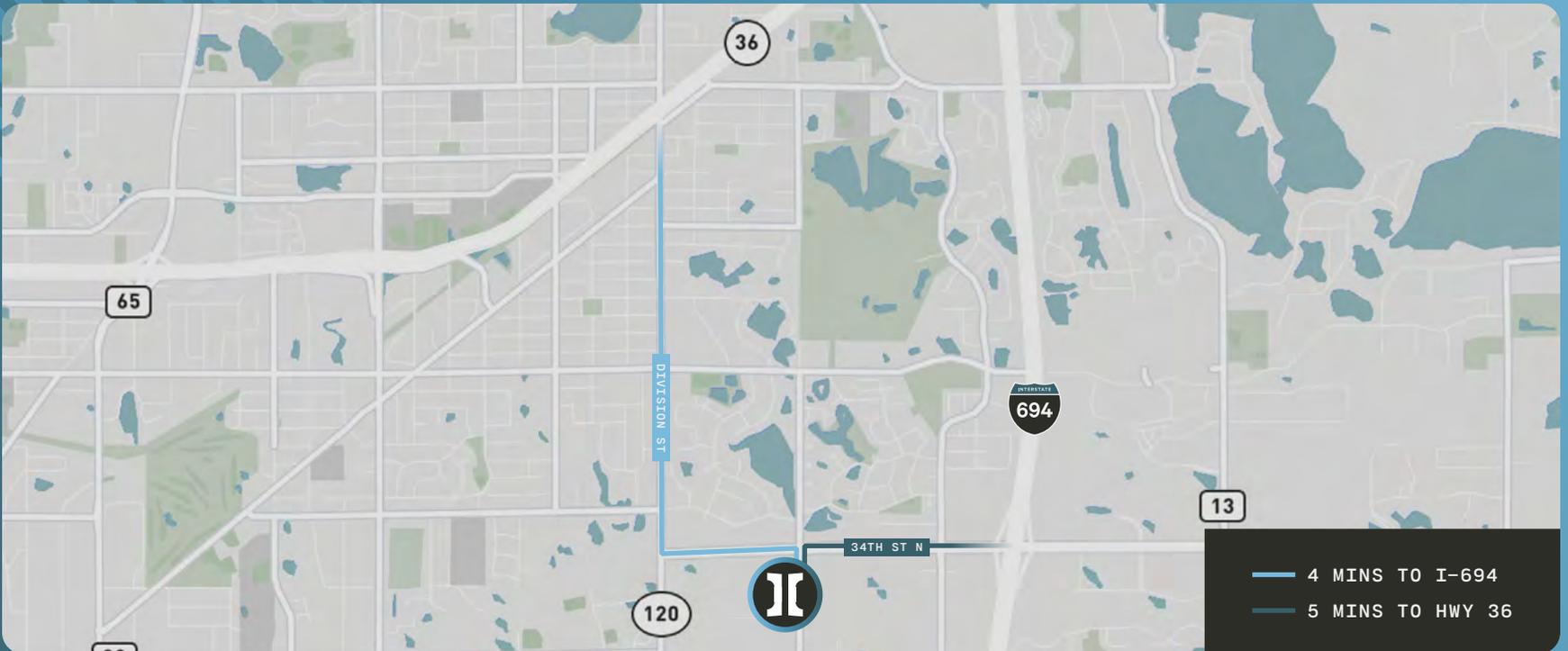


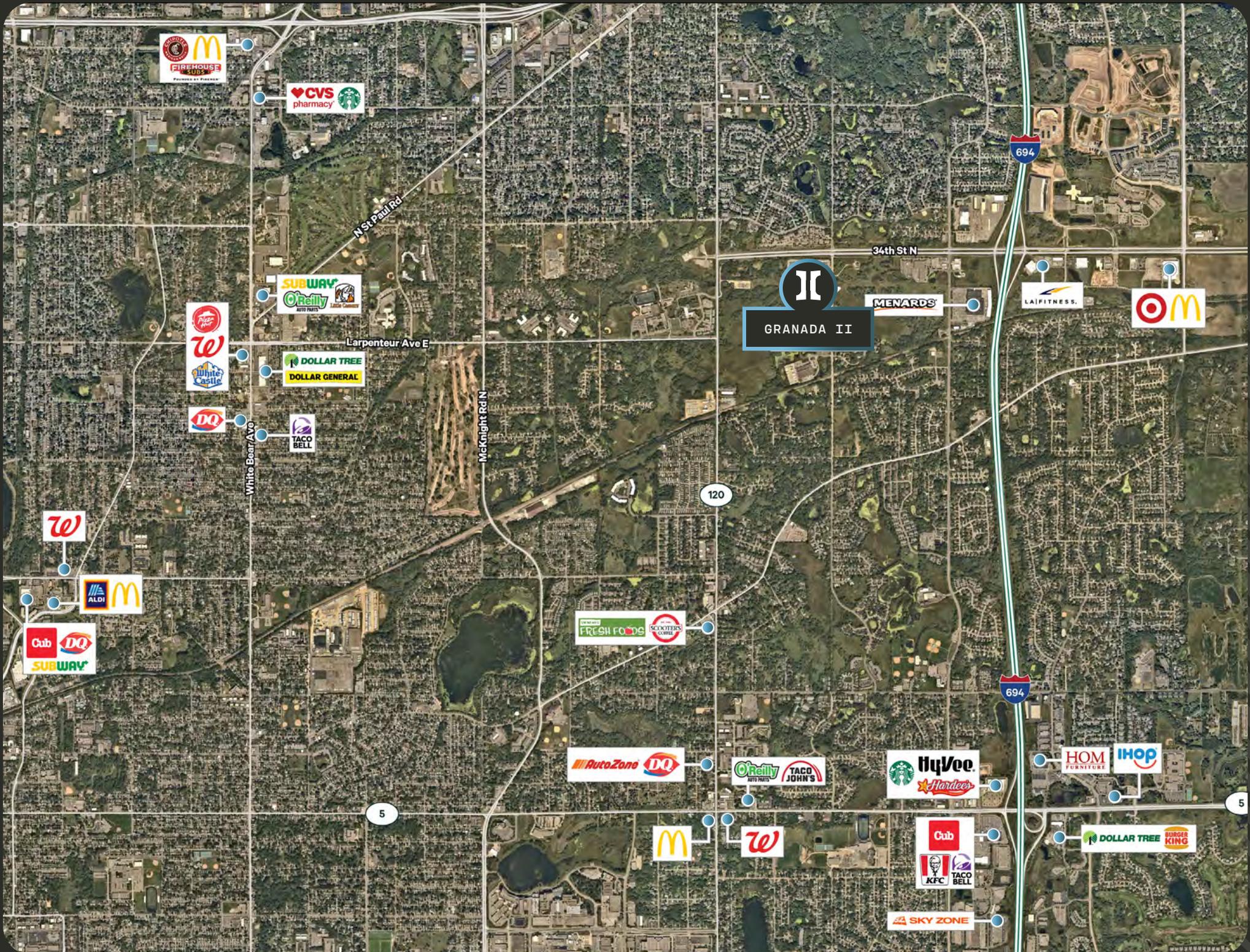
Existing electrical bus duct



Fully sprinklered (wet system)

LOCATION





N St Paul Rd



Larpenteur Ave E



White Bear Ave

McKnight Rd N

120



GRANADA II



694

34th St N

694

5

5



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