

FOR SALE OR LEASE

Woodbury Crossing Portfolio

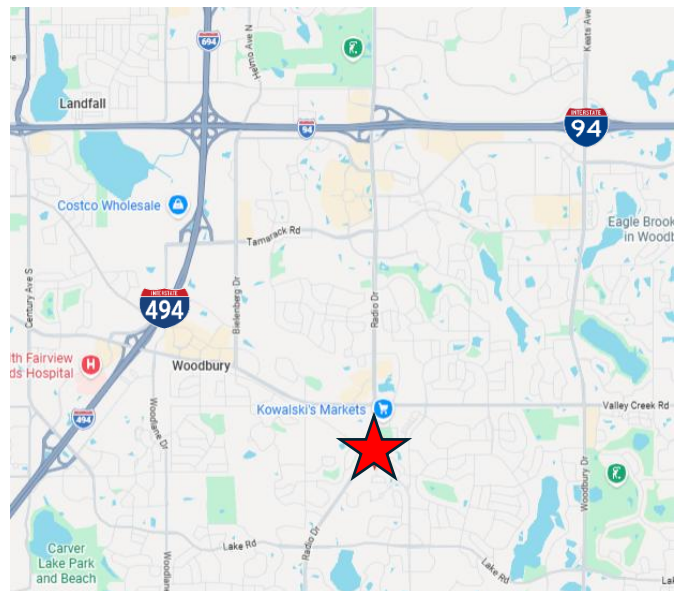
8490 Woodbury Crossing, Woodbury, MN



LISTING DETAILS

- Sale Price: \$1,195,000 (\$187.75 /SF)
- Lease Rate: Negotiable
- Main Level SF: 4,765 SF
- Basement SF: 1,600 SF
- Building Size: 6,365 SF
- Year Built: 2008
- 2026 Taxes: \$4.21 /SF
- Zoning: Office Park District (B-1)

LOCATION



PROPERTY DETAILS

- Stand-Alone Office Building
- Owner-User Opportunity
- New Parking Lot – Spring 2026
- Prime Location in Woodbury
- 8500 Woodbury Crossing Available for Sale



CROSSROADS
PROPERTIES

Mark Young

D: 651-233-2435 | M: 651-307-2371

Zac Houle

D: 651-209-0520 | M: 651-248-7567

Joseph Dokken

D: 651-363-3598 | M: 651-395-0948

7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

www.crossroadsproperties.net

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SITE PLAN



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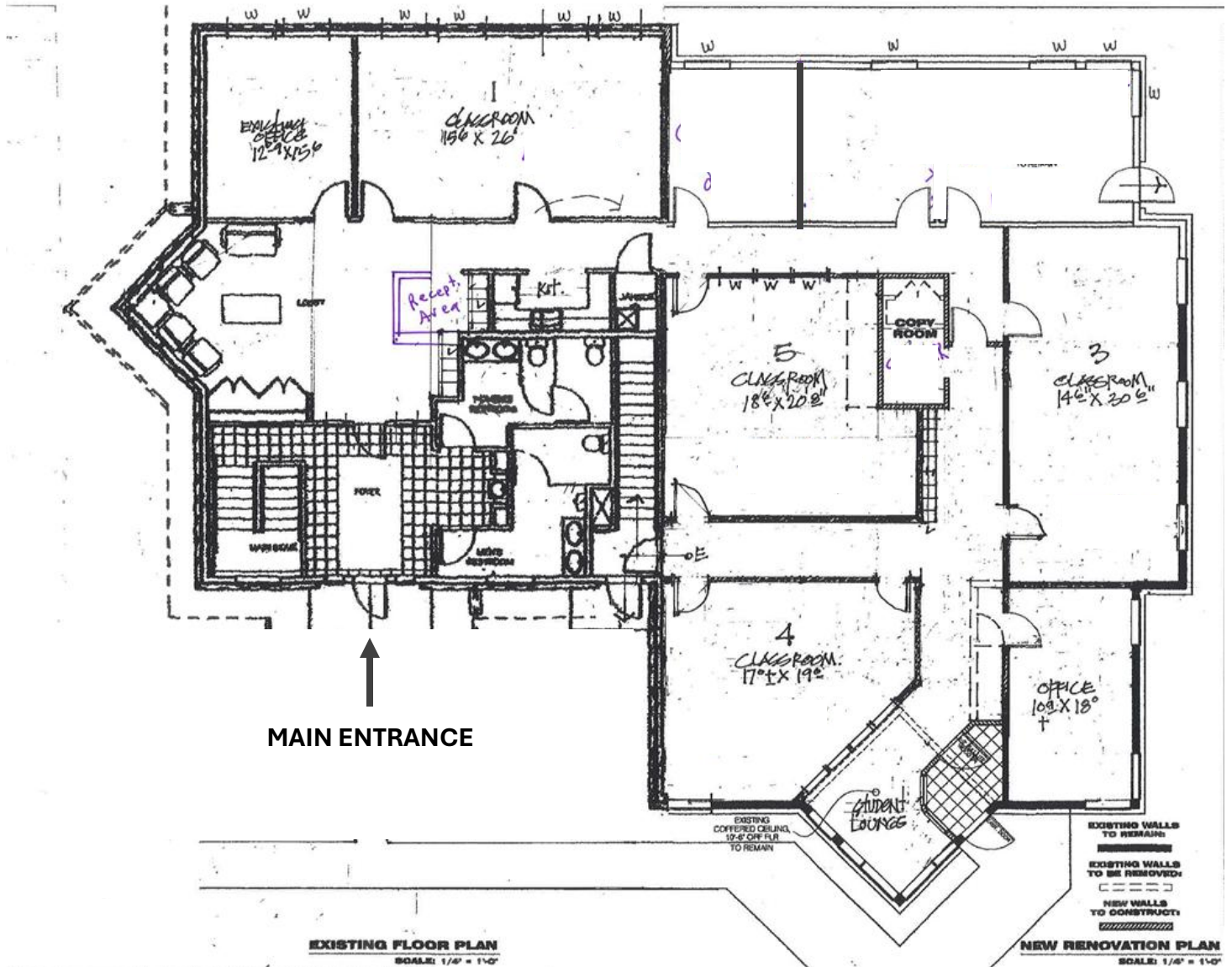
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8490 Woodbury Crossing, Woodbury, MN

FLOOR PLAN (6,365 SF)



- Main Level: 4,765 SF
- Basement: 1,600 SF
- Total SF: 6,365 SF



NORTH



CROSSROADS
PROPERTIES

Mark Young

D: 651-233-2435 | M: 651-307-2371

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