

FOR LEASE

Office-Warehouse Space
Oakdale, Minnesota



CONTACT:

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ADDRESS:

1650 West 82nd St., Suite 725
Bloomington, MN 55431
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PAN-O-GOLD INDUSTRIAL CENTER

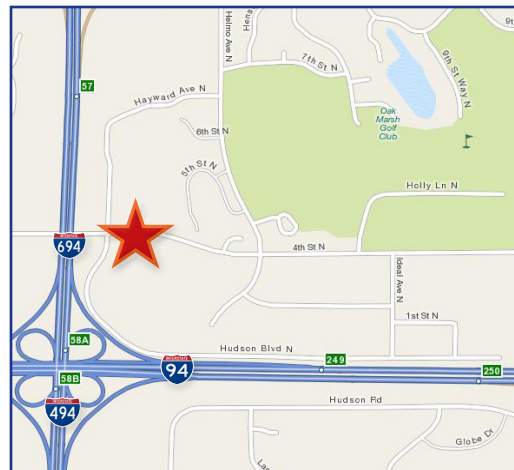
7433-7447 4th Street North
Oakdale, Minnesota 55128

FEATURES:

- ▶ Brick, glass & concrete construction
- ▶ Exceptional location at northeast quadrant of I-94/I-694/I-494 interchange
- ▶ Visibility from I-694
- ▶ Abundant glass and extensive landscaping
- ▶ Many nearby amenities

BUILDING SPECIFICS:

- ▶ 70,536 square foot building
- ▶ 3-phase power
- ▶ Dock & drive-in doors
- ▶ Double load parking
- ▶ Energy-efficient construction
- ▶ 22' warehouse clear height
- ▶ Sprinklered



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TRUSTED. DEDICATED. EXPERIENCED.



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PAN-O-GOLD INDUSTRIAL CENTER 7433-7447 4th Street North, Suite 7435 Oakdale, MN 55128

BUILDING SIZE: 70,536 square feet

SQUARE FEET AVAILABLE:

	<u>OPTION #1</u>	<u>OPTION #2</u>
	4,038 SF office	4,038 SF office
	<u>12,616 SF warehouse</u>	4,400 SF mezzanine
	16,654 SF total	<u>12,616 SF warehouse</u>
		21,054 SF total

YEAR BUILT: 1991

NET RENTAL RATES: \$9.50 per sq. ft. office
\$4.65 per sq. ft. warehouse

EST. 2021 CAM & TAX: \$3.05 per sq. ft.

CLEAR HEIGHT: 22'

PARKING: Abundant

LOADING: Two (2) dock-high doors

AVAILABLE: Immediately

COMMENTS:

- ▶ Extremely well-located at I-494/I-694/ Interchange
- ▶ Interstate visibility
- ▶ Can add additional docks

For further information contact:

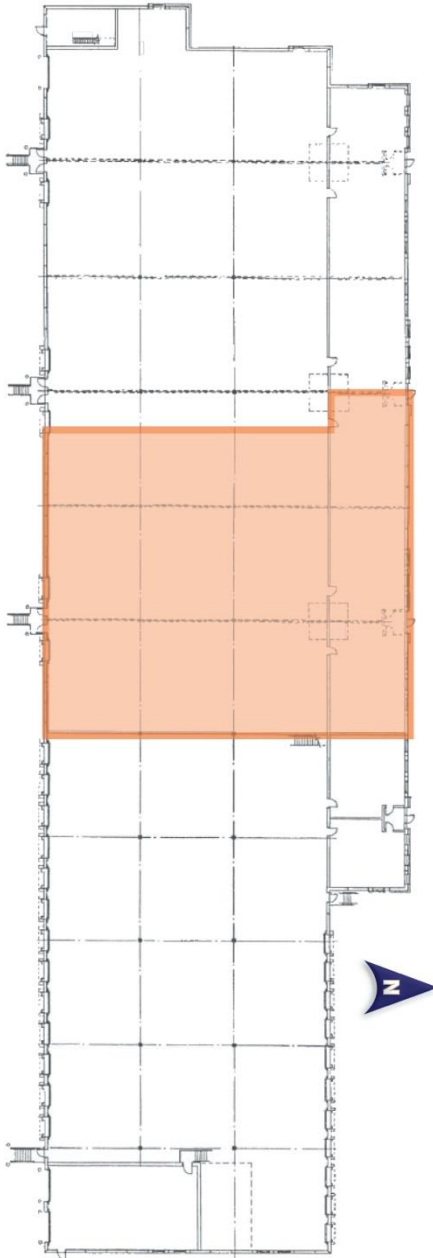
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Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness.
Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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Total Available: 16,654 - 21,054 SF

