

711 HALE AVE N
OAKDALE, MN 55128



711 Hale Ave N, Oakdale

For Sale

CBRE

Property Highlights

Address	711 Hale Ave N, Oakdale, MN 55128
PID	3202921230009
Site Size	3.9 Acres
Building Size	Total: 23,560 SF <ul style="list-style-type: none">• Office: +/- 12,000 SF• Warehouse: +/- 11,560 SF With the ability to expand by an additional 22,350 SF
Zoning	Industrial/Office (IO)
Year Built	1997
2024 Property Tax	\$81,754
Sales Price	Negotiable

Clear Height	16'
Loading	1 Dock & 2 Drive-ins (existing knockout for (1) future dock)
Parking	109 stalls (4.62 stalls/1,000 SF) with 46 future stalls (6.2/1,000 SF)
Outdoor Storage	Ability for approx. 1/3 acre of outdoor storage
Roof	Original - 1997
Sprinklered	Yes
Power	1,200 amps 208/120V 3Ph 4W
Features	A/C throughout production areas in warehouse Mezzanine in warehouse Floor drains at loading areas Interstate Visibility Permitted outdoor storage



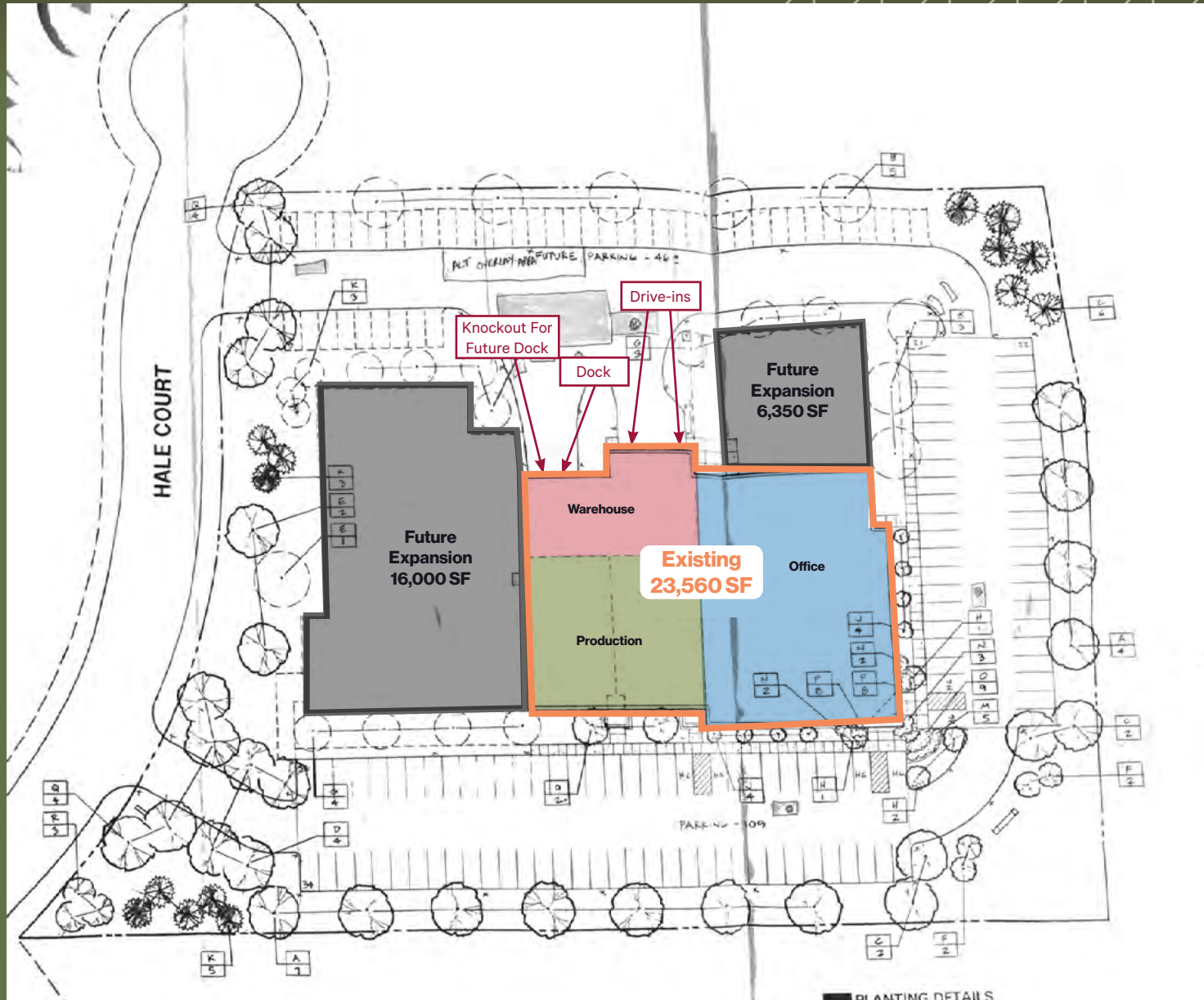
SITE SIZE
3.9 Acres

BUILDING SIZE
± 23,560 SF

CAR PARKING
109 Stalls

SALE PRICE
Negotiable

Site Plan



Photos



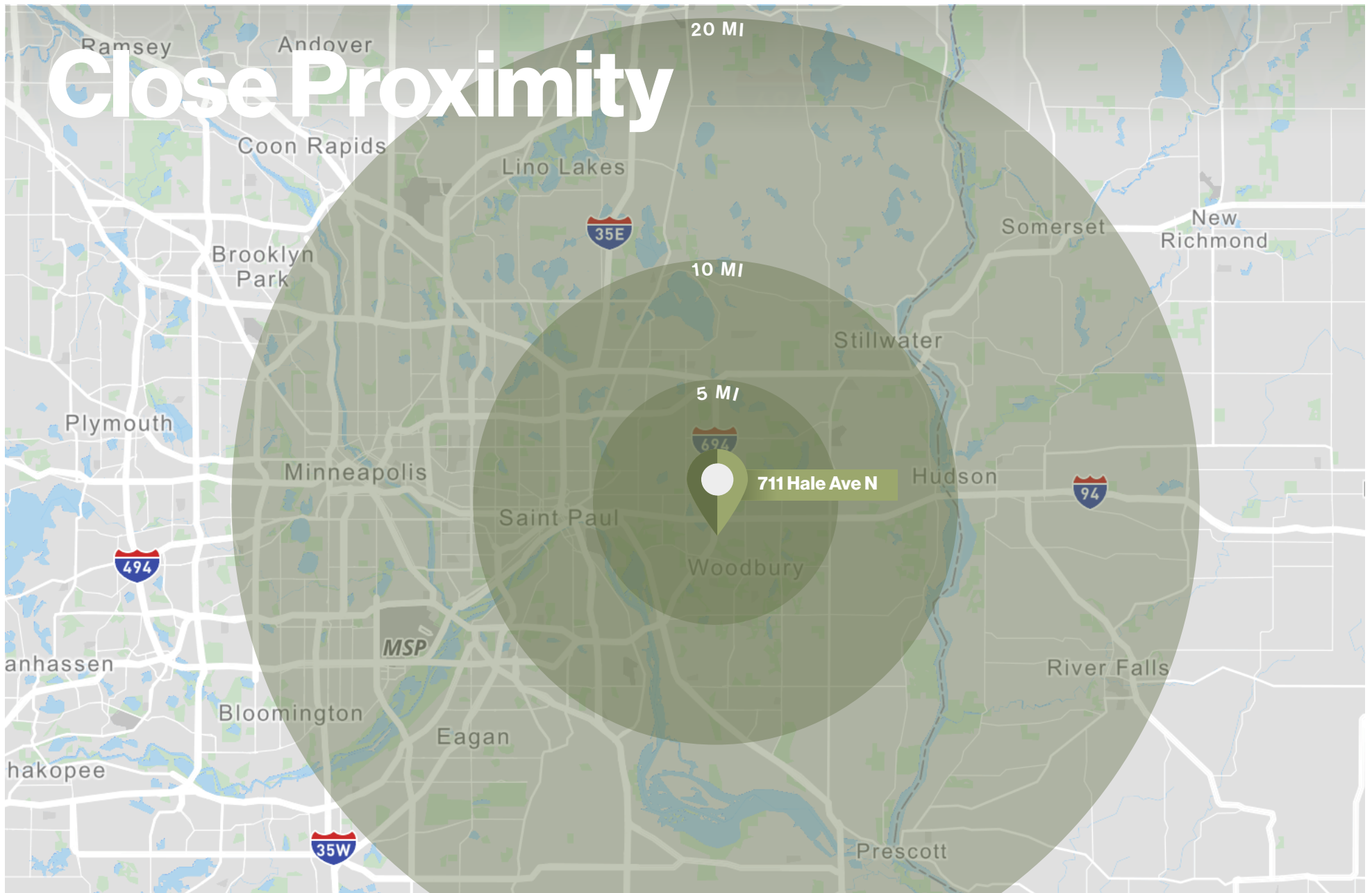
Aerial Map



1.3 miles to I-694

711 Hale Ave N

Close Proximity



4 Minutes

I-694

5 Minutes

I-94

22 Minutes

MSP AIRPORT

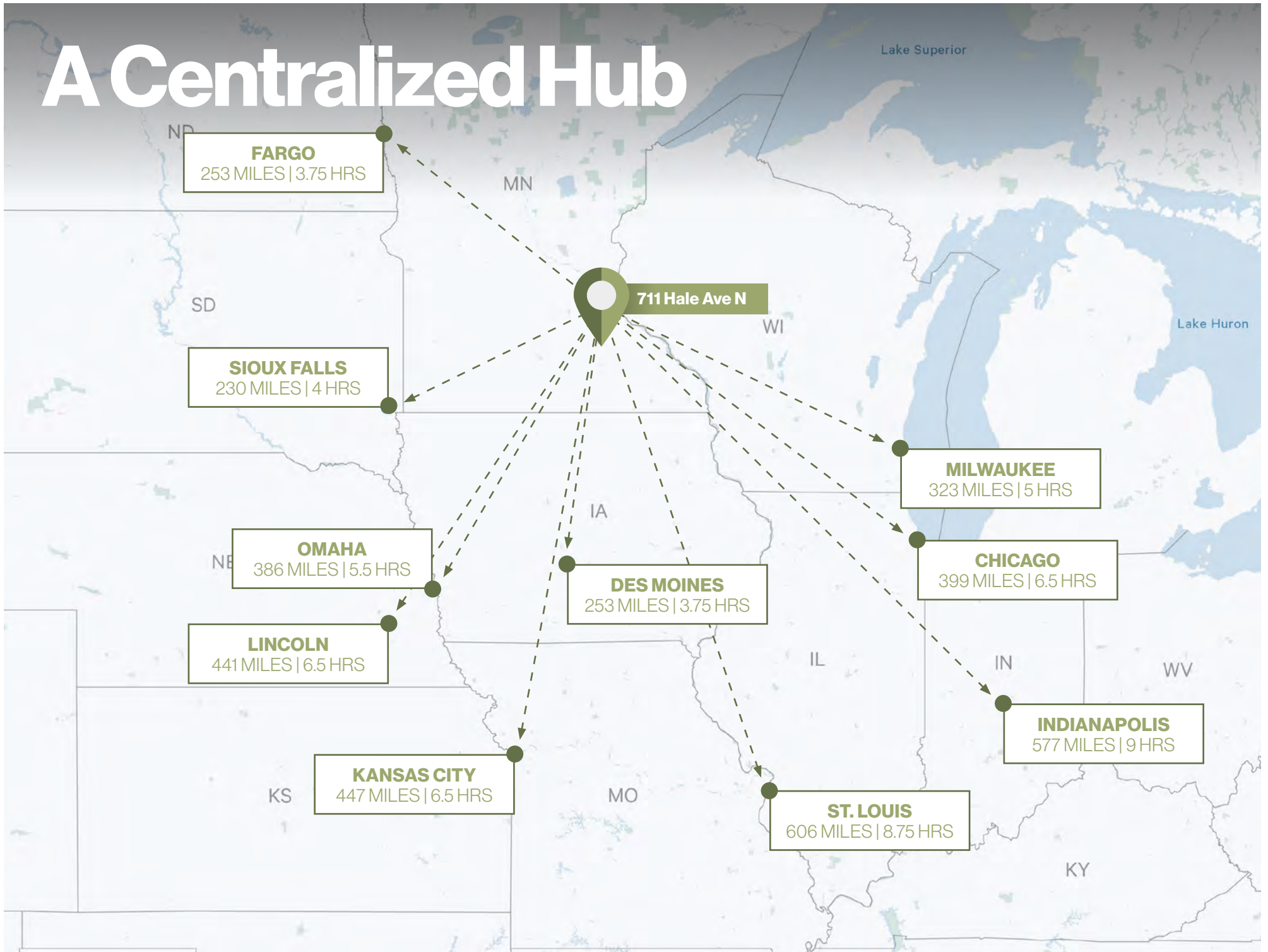
13 Minutes

ST. PAUL

24 Minutes

DOWNTOWN MINNEAPOLIS

A Centralized Hub





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SALE CONTACTS

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CBRE

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