

FOR LEASE

Office/Warehouse Space
Oakdale, Minnesota



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PAN-O-GOLD/COUNTRY HEARTH

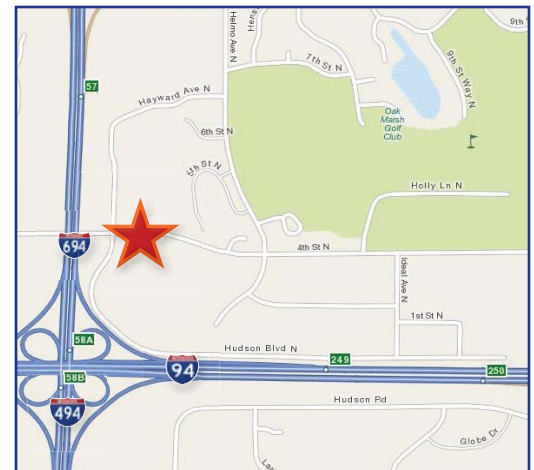
7433-7447 4th Street North
Oakdale, Minnesota

FEATURES:

- ▶ Office/warehouse space available
- ▶ Exceptional location at northeast quadrant of I-94/I-694/I-494 interchange
- ▶ Visibility from I-694
- ▶ Abundant glass and extensive landscaping

BUILDING SPECIFICS:

- ▶ 70,536 square foot building
- ▶ 22' clear height
- ▶ Dock and drive-in loading
- ▶ 150+ parking stalls available
- ▶ Double load parking
- ▶ Energy-efficient construction



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TRUSTED. DEDICATED. EXPERIENCED.



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BUILDING SIZE: 70,536 square feet

SQUARE FEET AVAILABLE:

OPTION 1:

2,220 SF main floor office
2,220 SF mezzanine office
10,096 SF warehouse
14,536 SF total

OPTION 2:

2,220 SF main floor office
0 SF mezzanine office
24,420 SF warehouse
26,640 SF total

OPTIONS 1 & 2 COMBINED:

4,440 SF main floor office
2,220 SF mezzanine office
34,516 SF warehouse
41,176 SF total

YEAR BUILT: 1991

NET RENTAL RATES: \$9.00 per sq. ft. office
\$4.50 per sq. ft. warehouse

EST. 2016 CAM & TAX: \$2.65 per sq. ft.

CLEAR HEIGHT: 22'

PARKING: Abundant

LOADING: Six (6) dock-high doors
One (1) drive-in door

AVAILABLE: Immediately

COMMENTS:

- ▶ Desirable end cap
- ▶ Extremely well-located at I-494/I-694 Interchange. Interstate visibility. Demisable.

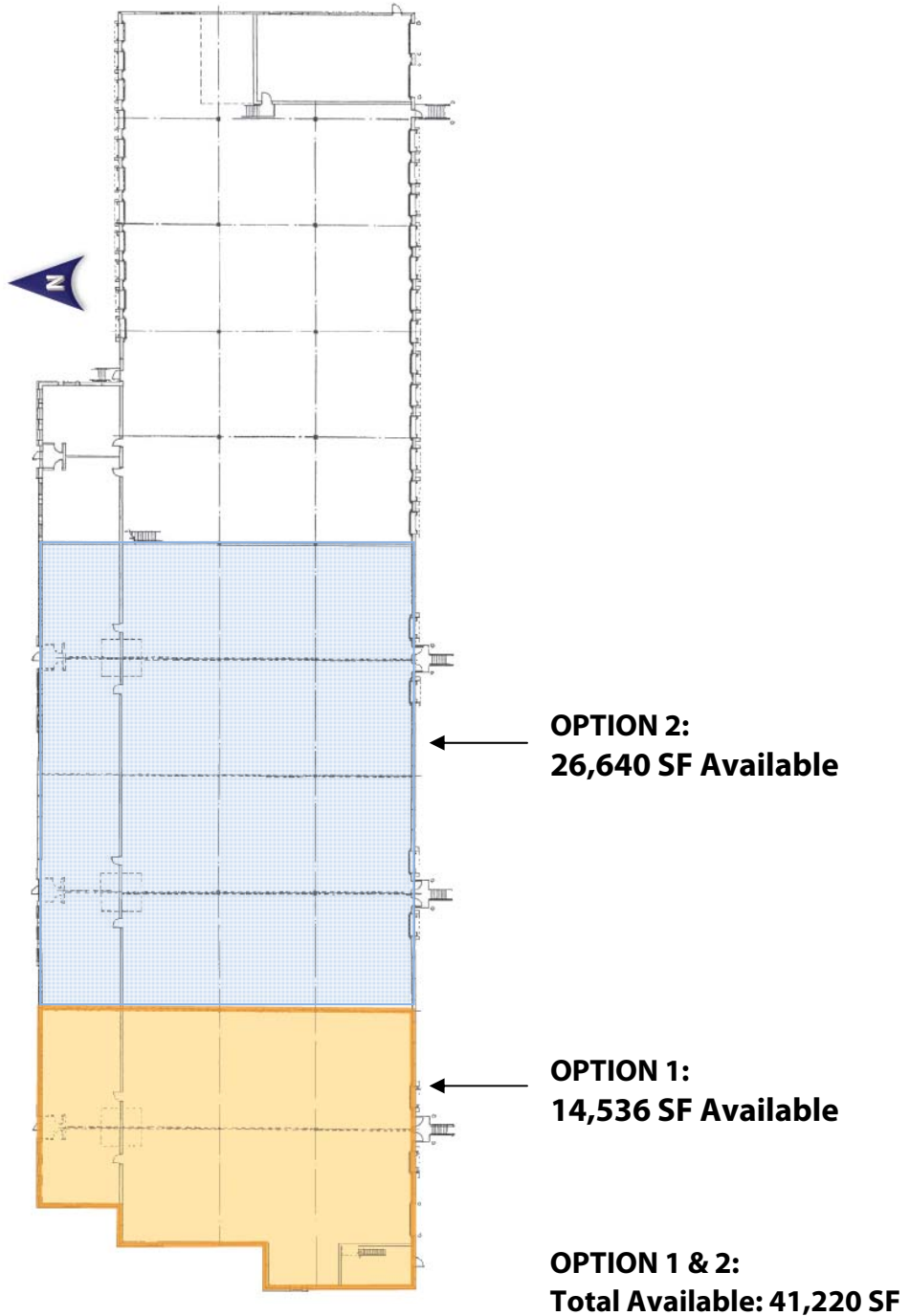
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Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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