

59,263 SF AVAILABLE FOR SUBLEASE



# 3350 GRANADA AVENUE NORTH

OAKDALE, MINNESOTA





# 3350 GRANADA AVENUE NORTH

## SUBLEASE FEATURES

<b>AVAILABLE</b>	5,000 SF Office 5,000 SF Tech <u>49,263 SF Whse</u> 59,263 SF Total
<b>LOADING</b>	8 Docks 1 Drive-ins
<b>HVAC</b>	100% A/C
<b>SPRINKLERS</b>	Wet System
<b>PARKING</b>	2.38/1,000 SF
<b>SUBLEASE EXPIRATION</b>	1/31/2027
<b>BASE RENT MONTHLY</b>	\$36,411.62 (\$7.37 PSF)
<b>TAX/CAM</b>	\$2.53 PSF Tax <u>\$1.73 PSF CAM</u> \$4.26 PSF Total

## PROPERTY FEATURES

<b>BUILDING SIZE</b>	80,000 SF
<b>LOT</b>	6.64 Acres
<b>YEAR BUILT</b>	1997
<b>CLEAR HEIGHT</b>	18'



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## FLOORPLAN

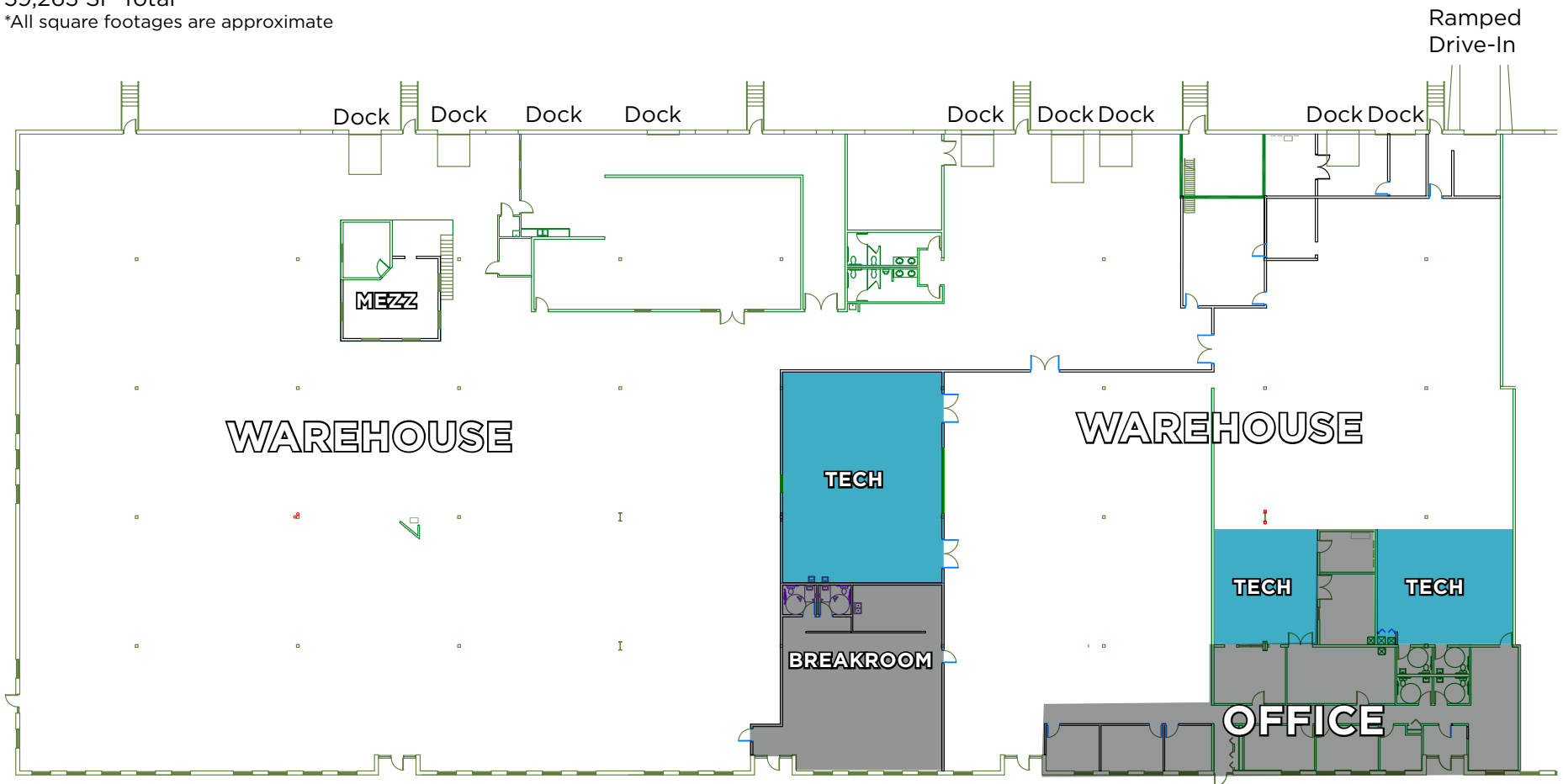
5,000 SF Office

5,000 SF Tech

49,263 SF Whse

59,263 SF Total\*

\*All square footages are approximate





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## PROPERTY PHOTOS





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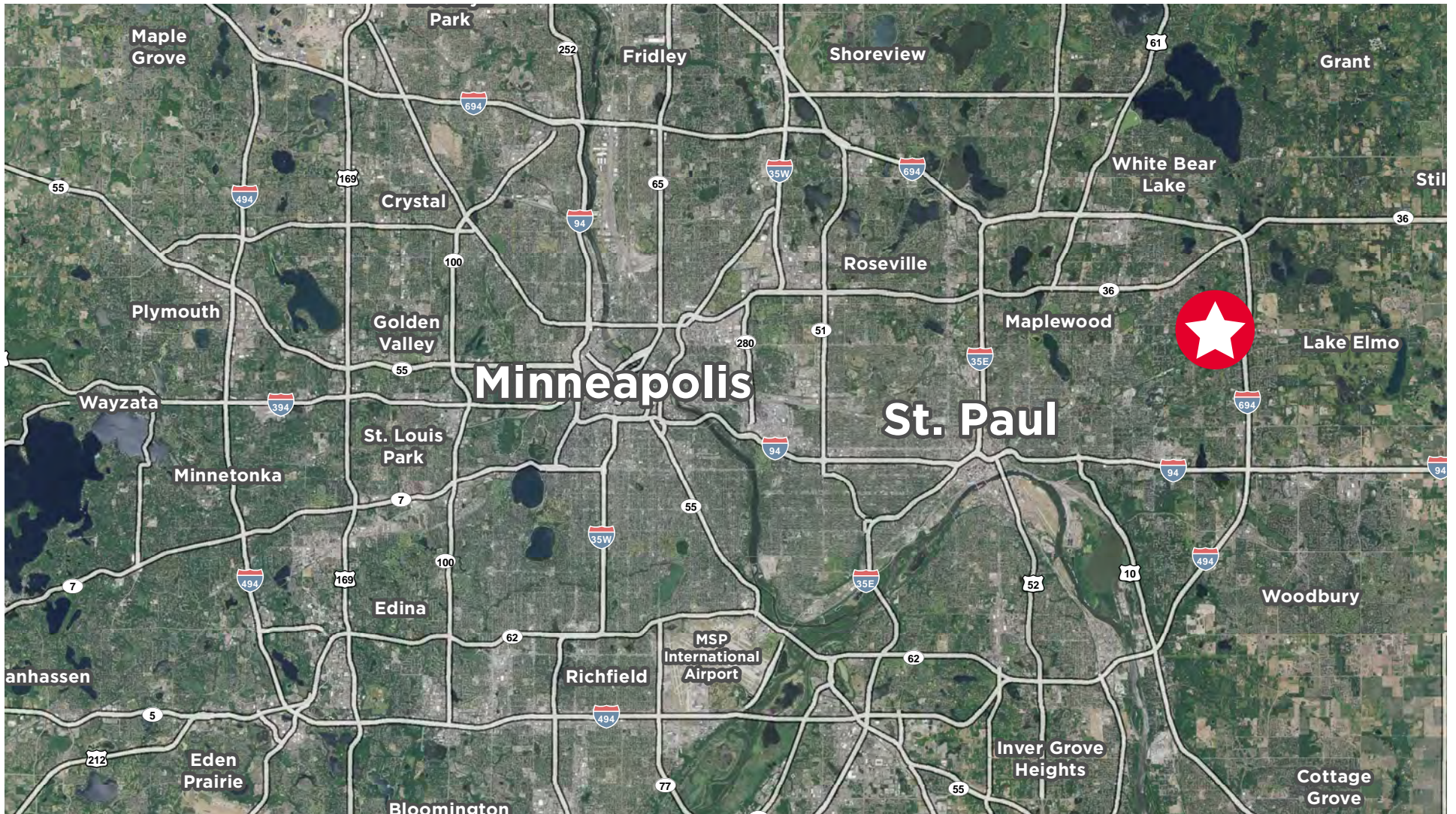
## PROPERTY PHOTOS





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