



34,385 SF AVAILABLE FOR SUBLEASE

**3400 GRANADA
AVENUE NORTH**

OAKDALE, MINNESOTA



3400 GRANADA AVENUE NORTH

SUBLEASE FEATURES

AVAILABLE	13,384 SF Office <u>21,001 SF Whse</u> 34,385 SF Total
LOADING	4 Docks 0 Drive-ins
HVAC	100% A/C
SPRINKLERS	Wet System
PARKING	3.7/1,000 SF
SUBLEASE EXPIRATION	1/31/2027
RENT	\$7.50 PSF
TAX/CAM	\$2.98 PSF Tax <u>\$2.55 PSF CAM</u> \$5.53 PSF Total

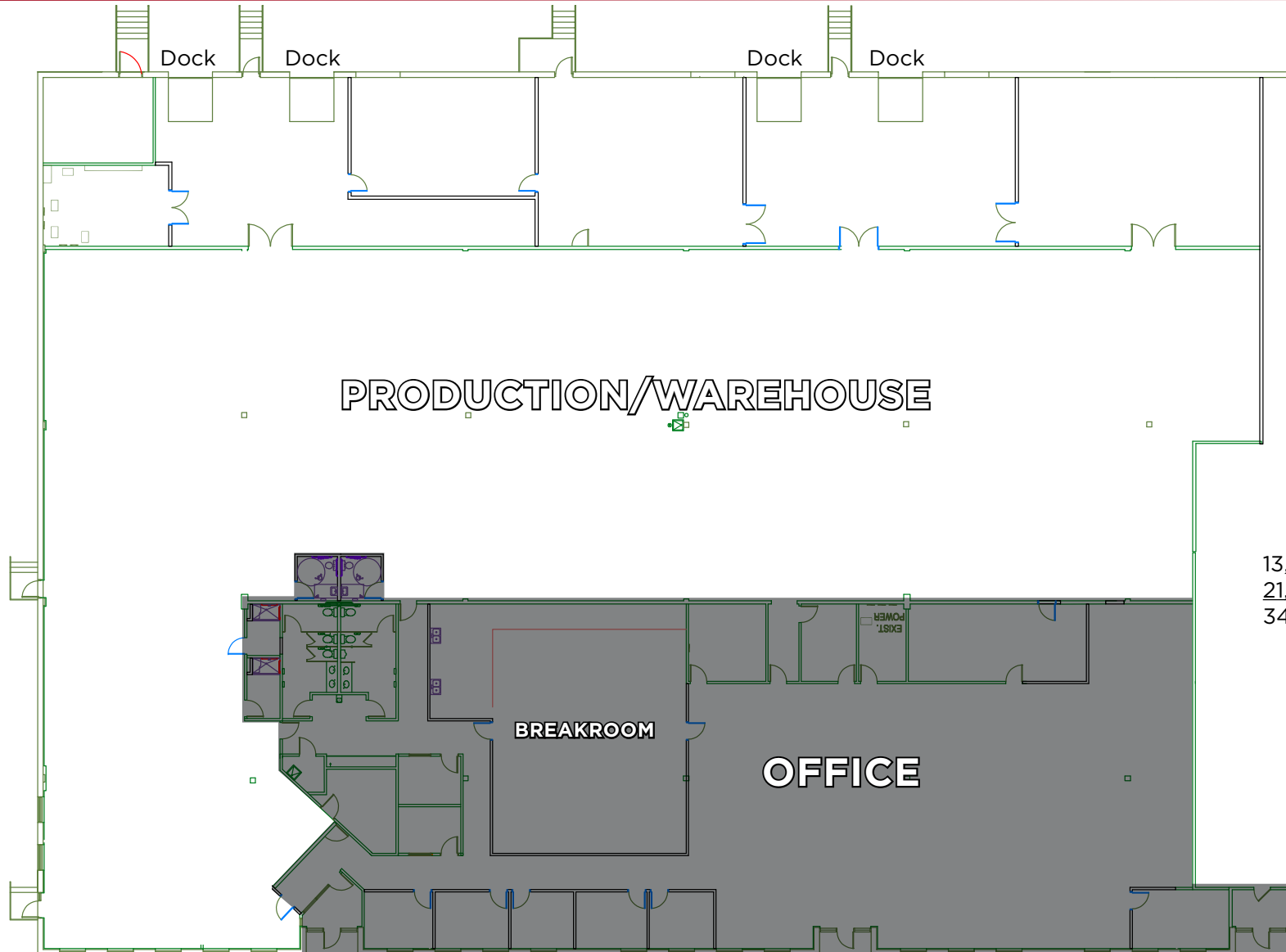
PROPERTY FEATURES

BUILDING SIZE	44,993 SF
LOT	6.10 Acres
YEAR BUILT	1997
CLEAR HEIGHT	18'



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FLOORPLAN



13,384 SF Office
21,001 SF Whse
34,385 SF Total

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PROPERTY PHOTOS



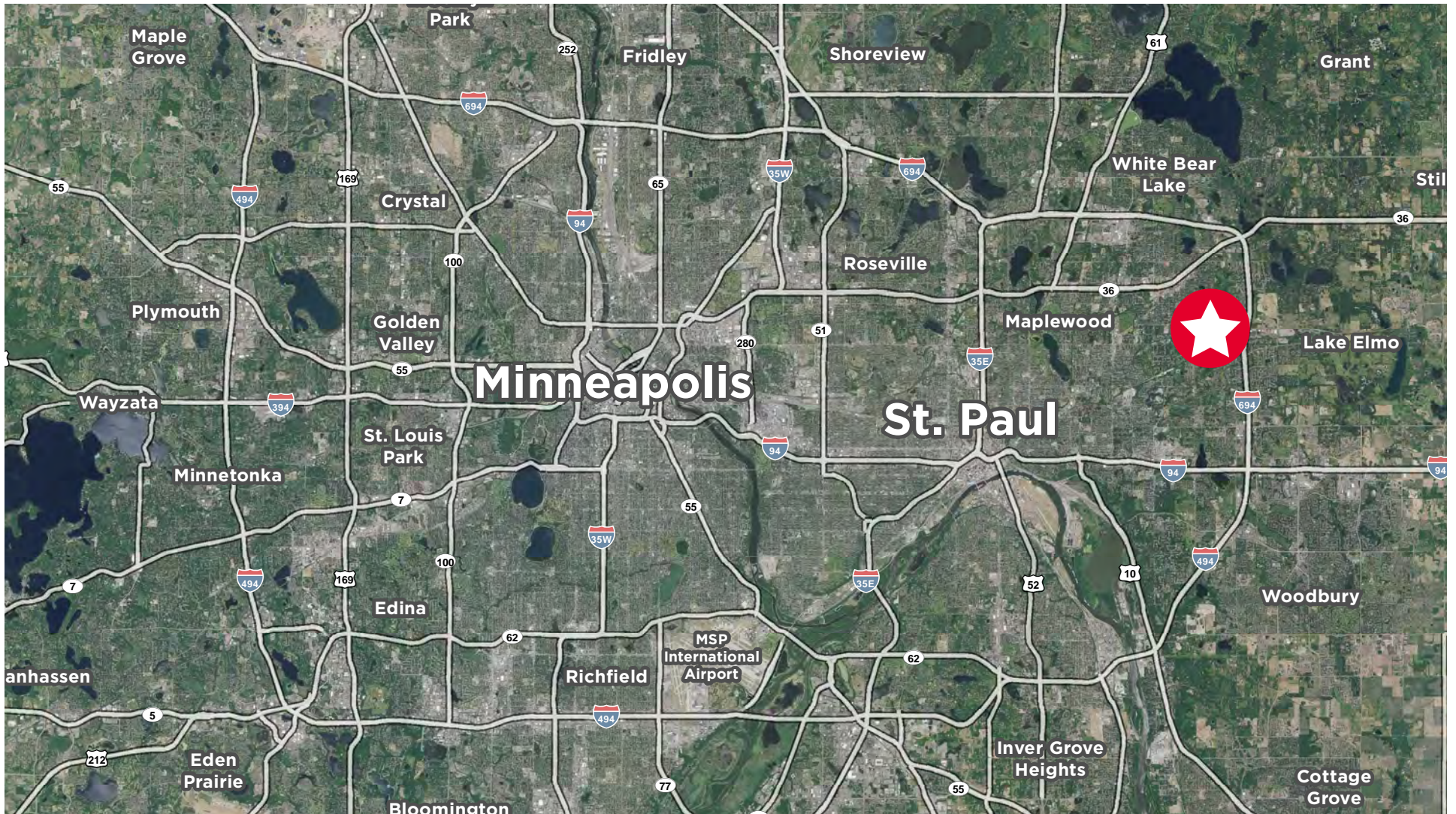
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PROPERTY PHOTOS



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