



59,263 SF AVAILABLE FOR SUBLICENSE

**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-in
<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>	\$2.50 PSF
<b>TAX/CAM</b>	\$5.09 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

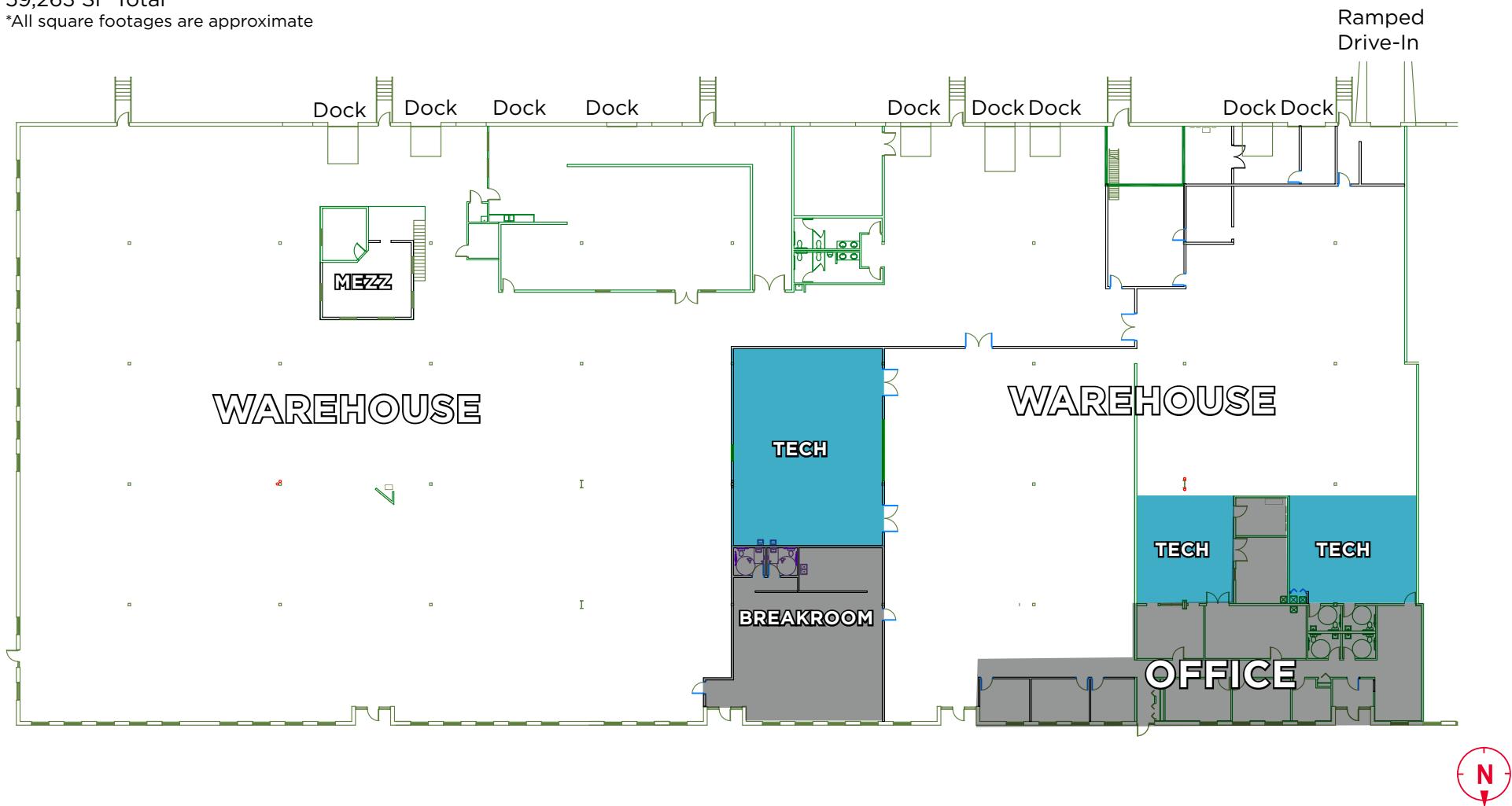
5,000 SF Office

5,000 SF Tech

49,263 SF Whse

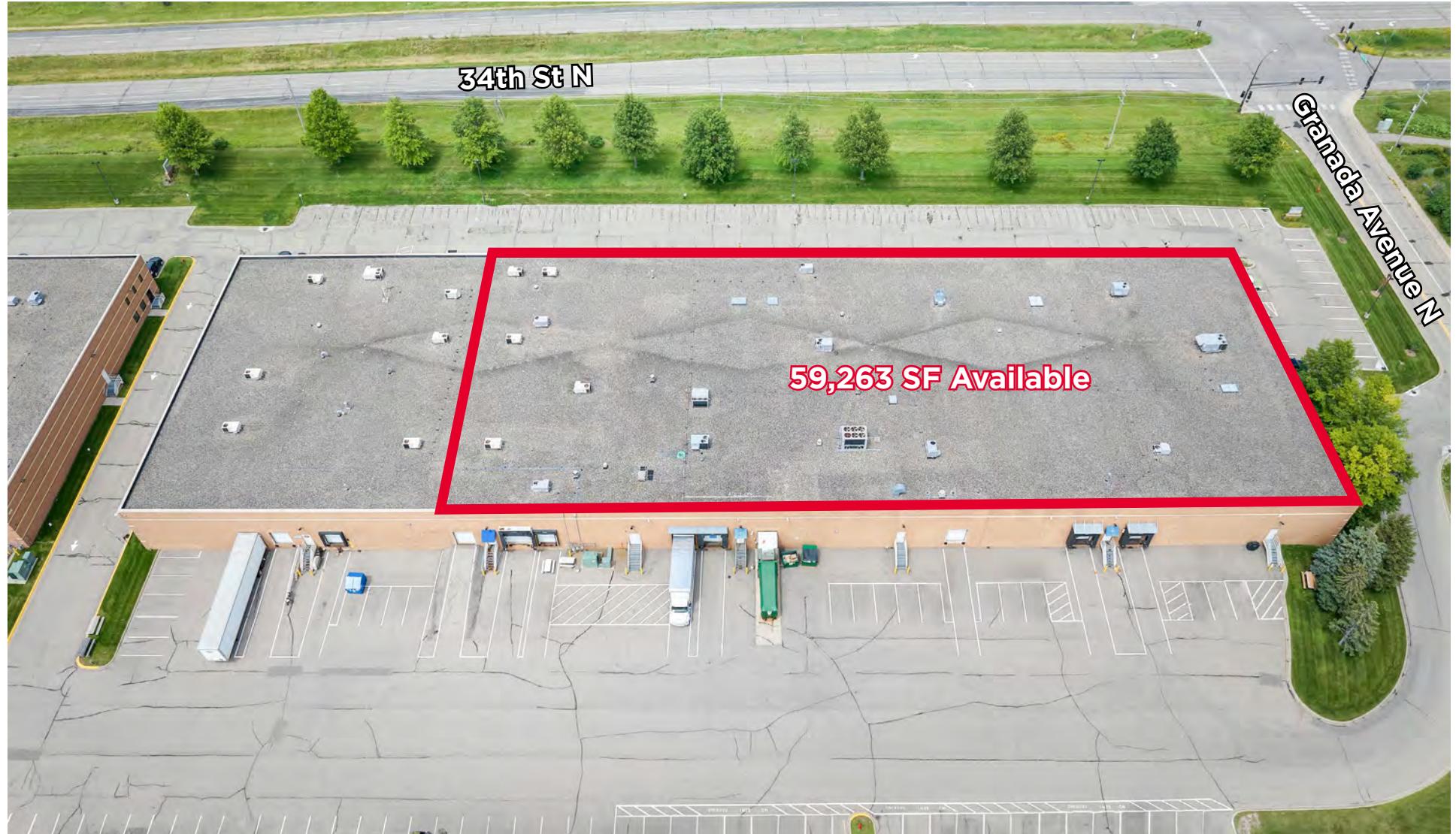
59,263 SF Total\*

\*All square footages are approximate



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## PROPERTY PHOTOS



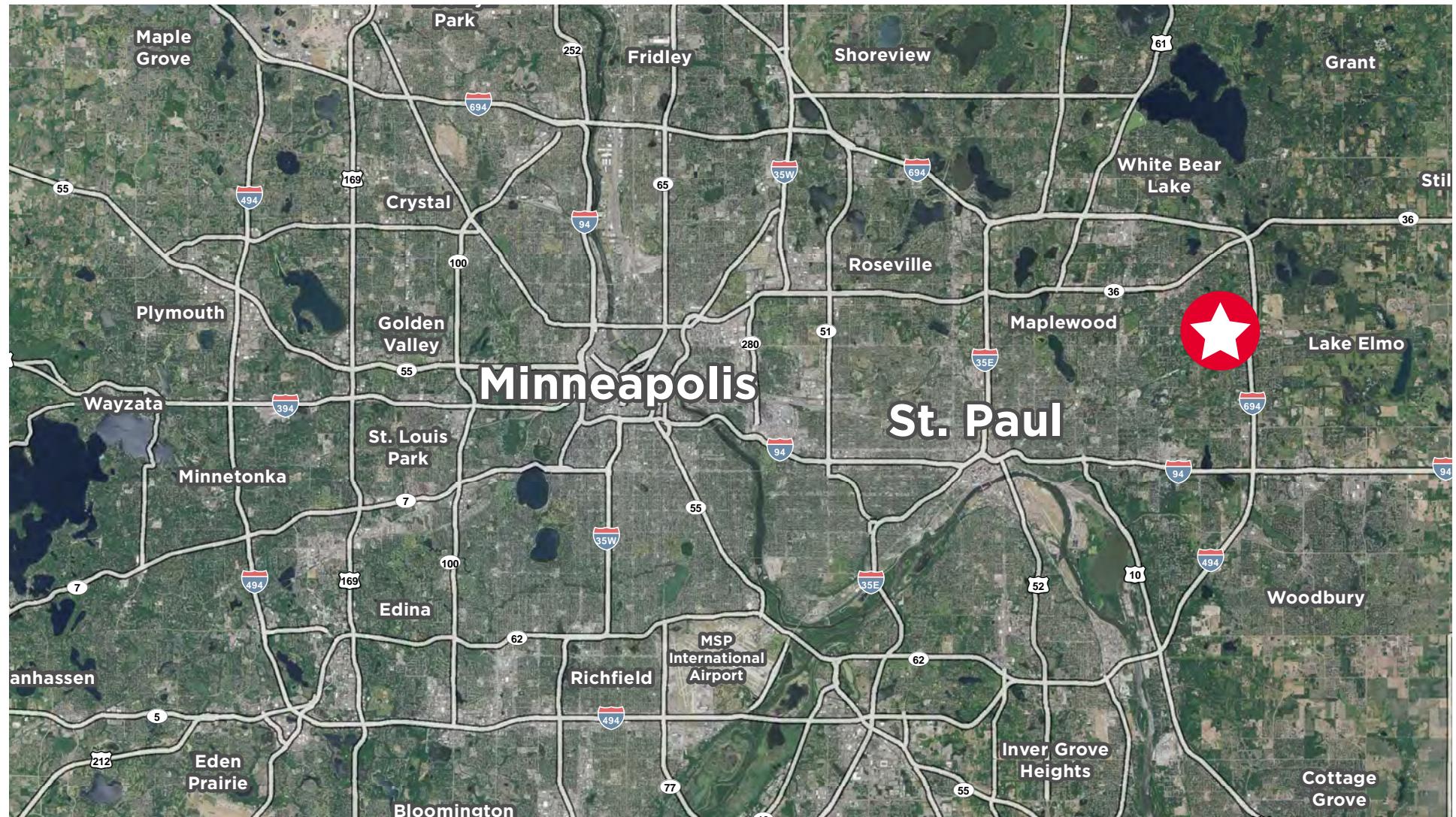
# 3350 GRANADA AVENUE NORTH

## PROPERTY PHOTOS



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AERIAL





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