

Crossroads of Oakdale



Small Bay Industrial Warehouse

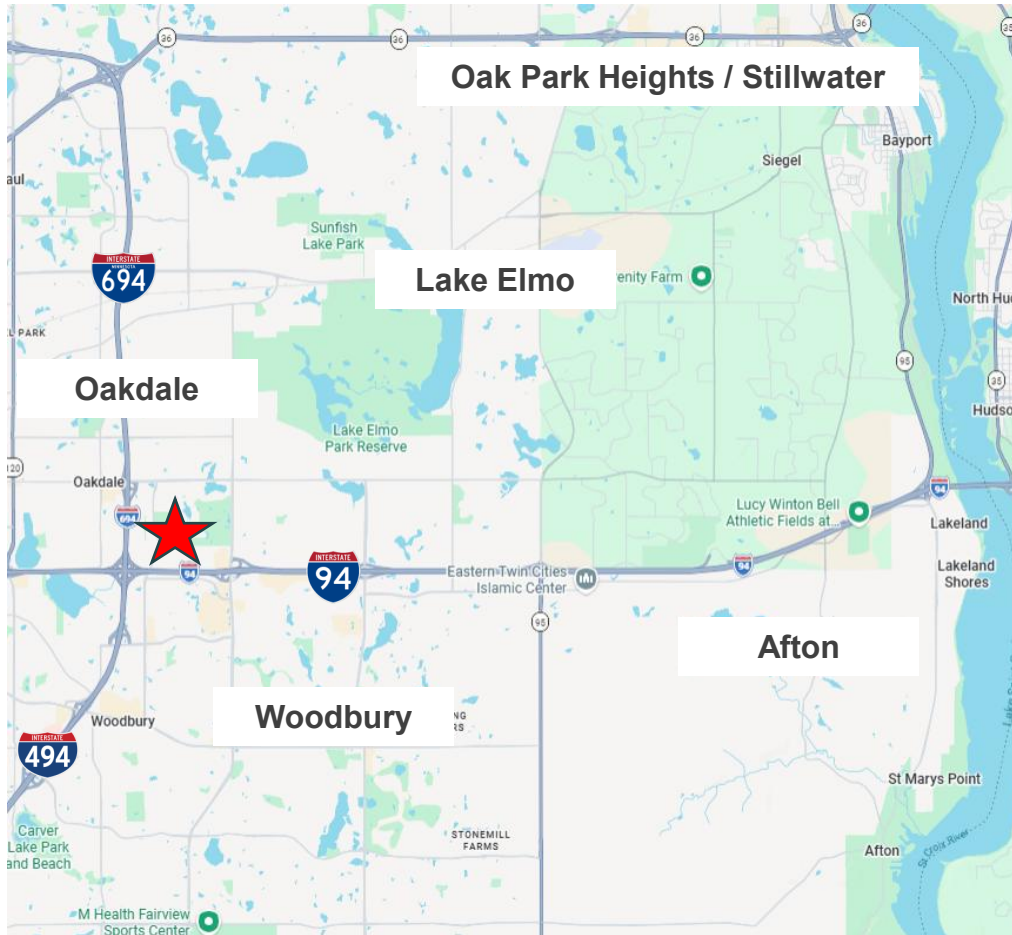
5,277 – 14,792 SF

7250 Hudson Blvd, Oakdale, MN 55128

Contact Mark Young: (651) 233-2435



BUILDING SPECS



TOTAL BUILDING SF	48,350 SF
SF AVAILABLE FOR LEASE	5,277-14,792 SF
LEASE RATE PSF*	\$9.50-11.50 PSF “As-Is”
2026 CAM & Tax Est.	\$5.50 PSF
SUITE(S)	130, 140, & 150
AVAILABLE	January 1, 2027
CLEAR HEIGHT	22’
DOCK DOORS	3 (1 w/ Leveler)
DRIVE-INS	2 – 12’ Doors
COLUMN SPACING	45’
SIGNAGE OPTIONS	On-Building
LAND	2.24 Acres
POWER	480/240V (w/ Transformer)
PARKING	100 Spaces
HVAC	Fully Air Conditioned
YEAR BUILT	1999

**Modified Gross Lease including Lease Rate + CAM & Taxes (excluding Utilities)*

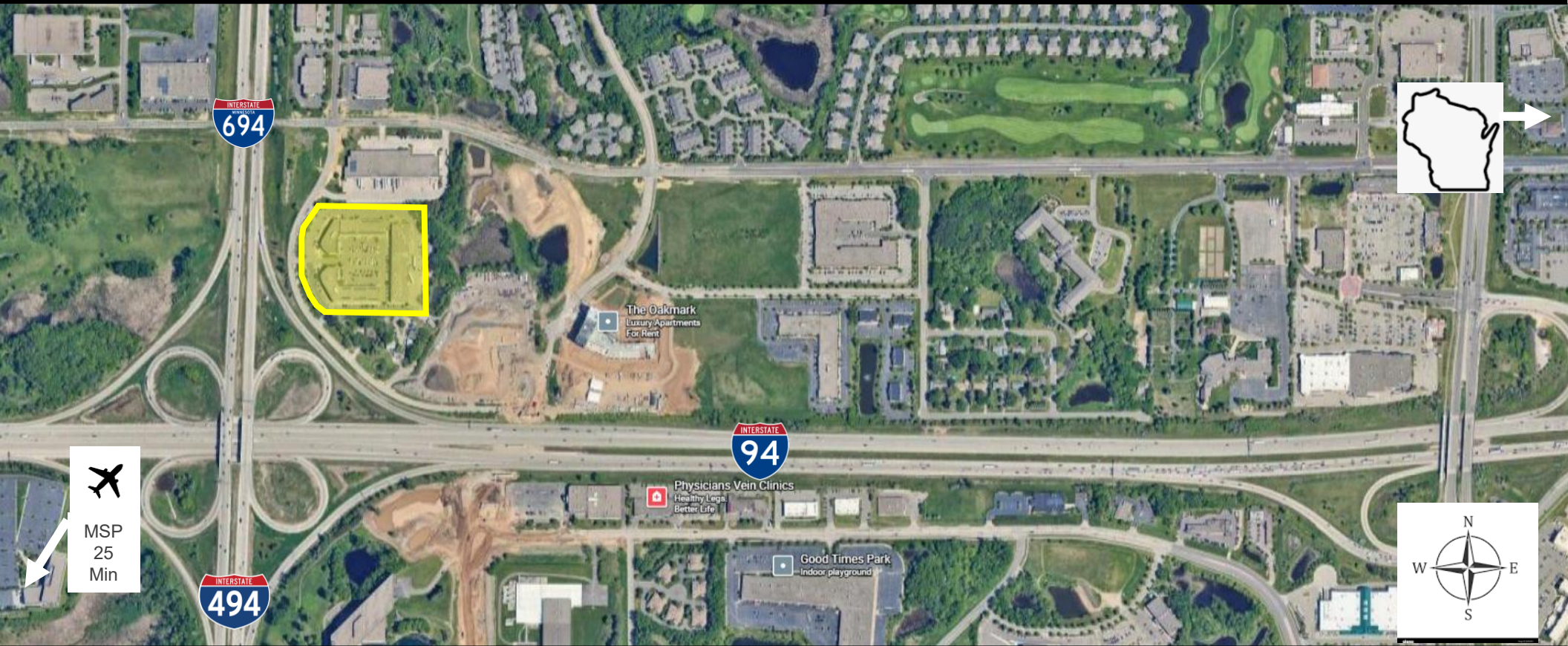
FOR LEASE | Crossroads of Oakdale
Mark Young 651-233-2435

SITE PLAN



FOR LEASE | Crossroads of Oakdale
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LOCATION



10 Minutes
East of
St. Paul

15 Minutes
West of
Wisconsin

30 Minutes
East of
Minneapolis

Located on
Interstate 94
Exit

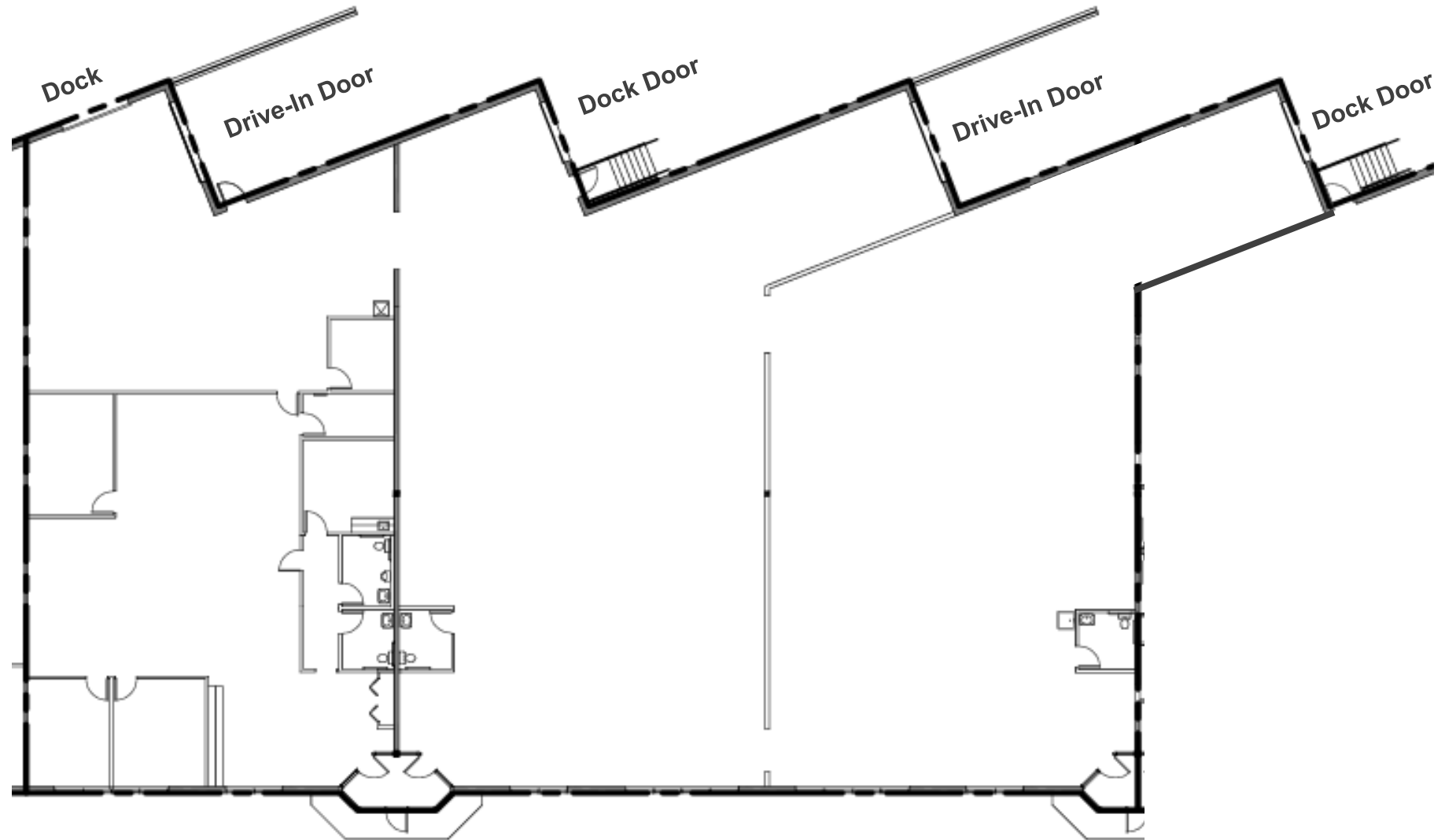
Near
694/494
Interchange

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FLOOR PLAN

AS-IS

5,277 – 14,792 SF AVAILABLE



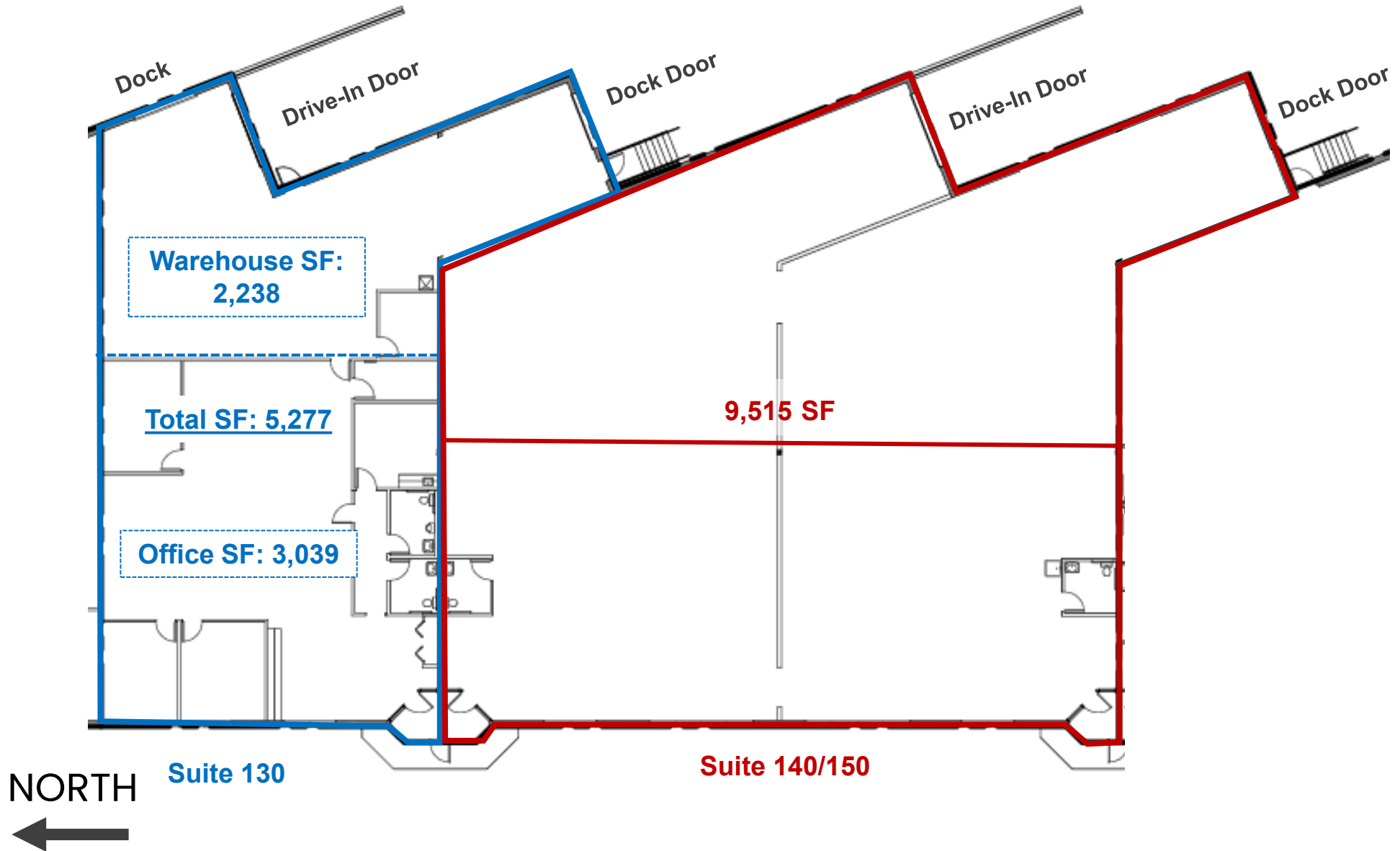
NORTH



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FLOOR PLAN

DEMISABLE OPTIONS
5,277 – 14,792 SF AVAILABLE



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DEMOGRAPHICS



POPULATION
(2025)

81,853

MEDIAN HH
INCOME (2025)

\$167,294

UNEMPLOYMENT
RATE

1.27%

DAILY I-94
TRAFFIC

164,000 Cars

DAILY
694/494 TRAFFIC

190,000 Cars

FOR LEASE | Crossroads of Oakdale
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CONTACT

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Crossroads Properties

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