

FOR LEASE > OFFICE/WAREHOUSE SPACE



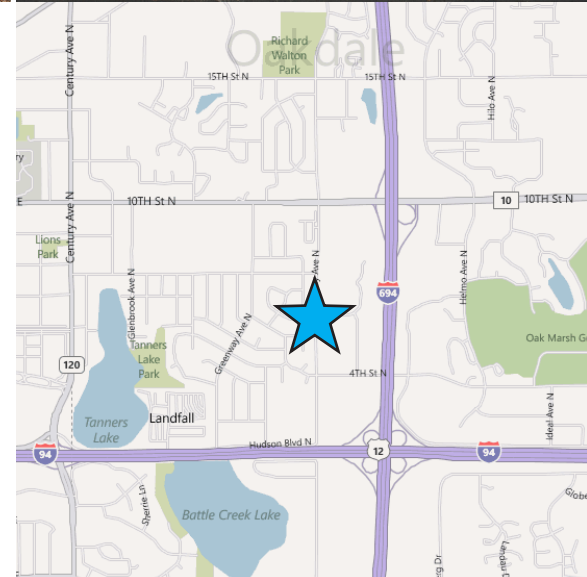
Acorn Business Center

7002-7018 6TH STREET NORTH, OAKDALE, MINNESOTA



Building Amenities

- > 27,360 total square feet
- > Suite 7012: 5,075 SF available with 3,459 SF of existing office space
- > Located in Oakdale Crossing Business Park at the I-694/I-94 interchange.
- > Locally owned and managed
- > Flexible lease terms
- > 18' clear height
- > Dock and grade level loading
- > Grade level drive-in door
- > End cap space with abundant day lighting
- > Gross Rates*:
 - \$12.00 PSF office
 - \$7.50 PSF warehouse
- * Includes everything except utilities



COLLIERS INTERNATIONAL
900 2nd Avenue South, Suite 1575
Minneapolis, MN 55402

www.colliers.com

BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com

ERIC BATIZA
952 837 3007
eric.batiza@colliers.com

PROPERTY FACT SHEET

Acorn Business Center



PROPERTY ADDRESS:

7002-7018 6th Street North
Oakdale, MN

BUILDING SQUARE FEET:

27,360 square feet total

CURRENTLY AVAILABLE:

Suite 7012:

3,459 square feet office
1,586 square feet warehouse
5,075 total square feet
with one drive-in door

PARKING RATIO:

3.6 per 1,000 square feet

LAND AREA:

2.48 acre site

LOADING:

- Two (2) docks
- Six (6) drive-in doors

YEAR BUILT:

1999

CLEAR HEIGHT:

18'

COLUMN SPACING:

40' x 40'

SPRINKLER SYSTEM:

Wet System

ZONING:

I-1 Light Industrial

OWNER:

Locally owned and managed by
Acorn Property Management, LLC

GROSS RENTAL RATES:

\$12.00 PSF office
\$7.50 PSF warehouse

AMENITIES:

- Located in Oakdale Crossing Business Park at the NW corner of the I-694/I-94 interchange
- Space built to suit
- Ribbon glass - natural light
- Large lot, good parking
- 22% green space



For Leasing Information, Contact:

BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com

ERIC BATIZA
952 837 3007
eric.batiza@colliers.com

COLLIERS INTERNATIONAL
900 2nd Avenue South, Suite 1575
Minneapolis, MN 55402
www.colliers.com

Acorn Business Center

7002-7018 6TH STREET NORTH OAKDALE, MINNESOTA



BRIAN DOYLE
952 837 3008
brian.doyle@colliers.com

ERIC BATIZA
952 837 3007
eric.batiza@colliers.com

7002-7018 6TH STREET NORTH OAKDALE, MINNESOTA

[illegible]

EXHIBIT B
Demised Premises consisting of approximately 5,075 square feet

ERIC BATIZA
952 837 3007
eric.batiza@colliers.com