



INDUSTRIAL FOR LEASE

1777 Oakdale Avenue

WEST ST. PAUL, MN 55118

PROPERTY OVERVIEW

Prime light industrial location situated on over 11 acres, the facility provides excellent connectivity to regional freeway systems and serves as a convenient hub for distribution, manufacturing, and service operations.



Property highlights

The building features 24' clear height, multiple dock doors, and ample parking, making it adaptable to a variety of industrial users. Its West Saint Paul setting places tenants within reach of dense commercial and residential areas, offering both workforce convenience and proximity to

Flexible Use

Accommodates a range of low-intensity industrial, production, and service uses that can operate with minimal external impacts.

Dock Space

5 exterior dock doors and 1 drive-in bay all with 24' clear height

Location

Convenient access to major freeways – I-494, I-35E, Hwy-52. Located in West Saint Paul near dense commercial and residential zones.



Floor plan

FLOOR 1



FOR LEASE

\$14.50/SF Full Service Gross

*Short term leases are available

Specifications

ZONING	I-1; LIGHT INDUSTRIAL	FLOORS	1
LAND USE	WOOD PRODUCT MANUFACTURING	HEATING	YES
PROPERTY ACCESS		AIR CONDITIONING	NONE
NEARBY HIGHWAY	HWY 52	COLUMN SPACING	35'
AIRPORT ACCESS	MSP AIRPORT	POWER	HEAVY POWER
LOT SIZE	11.25	CLEAR HEIGHT	24'
PROPOSED BUILDING		DOCKS	5
WAREHOUSE	24,000 SF	DRIVE-IN BAYS	1
BUILDING CONSTRUCTION	MASONRY	PARKING	YES

Specifications

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Labor snapshot

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company's needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.

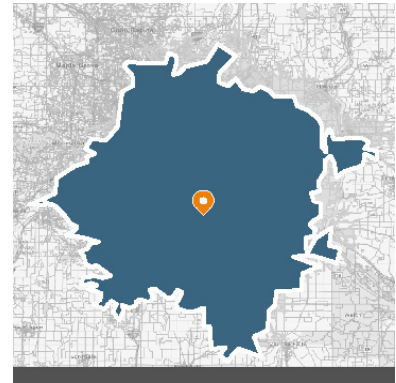
POPULATION

2,093,907

LABOR FORCE

1,385,124

30-MINUTE DRIVE-TIME RADIUS



MEDIAN HOME VALUE

NATIONAL
AVERAGE

\$303,400

WEST ST. PAUL,
MN

\$371,287

TOP REPRESENTED INDUSTRIES

- Manufacturing
- Computer and Electronic Product Manufacturing
- Fabricated Metal Product Manufacturing

COMPUTER & ELECTRONIC PRODUCT MANUFACTURING

TITLE	SOC	EMPLOYEE	AVERAGE WAGE
TEAM ASSEMBLERS	51-2092	9,800	\$23.56
INDUSTRIAL ENGINEERS	57-2112	7,395	\$54.42
ELECTRIAL AND ELECTRONIC EQUIPMENT ASSEMBLERS	51-2028	3,482	\$23.85

FABRICATED METAL PRODUCT MANUFACTURING

TITLE	SOC	EMPLOYEE	AVERAGE WAGE
WELDERS, CUTTERS, SOLDERERS AND BRAZERS	51-4121	3,015	\$31.06
MACHINISTS	51-4041	4,808	\$30.10
COMPUTER NUMERICALLY CONTROLLED TOOL OPERATORS	51-9161	1,546	\$29.52

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs. Contact Brookshire for a more detailed, industry-specific labor analysis.



We Help Companies Succeed and Communities Thrive®



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