

Crossroads East

11160 Hudson Blvd, Lake Elmo, MN



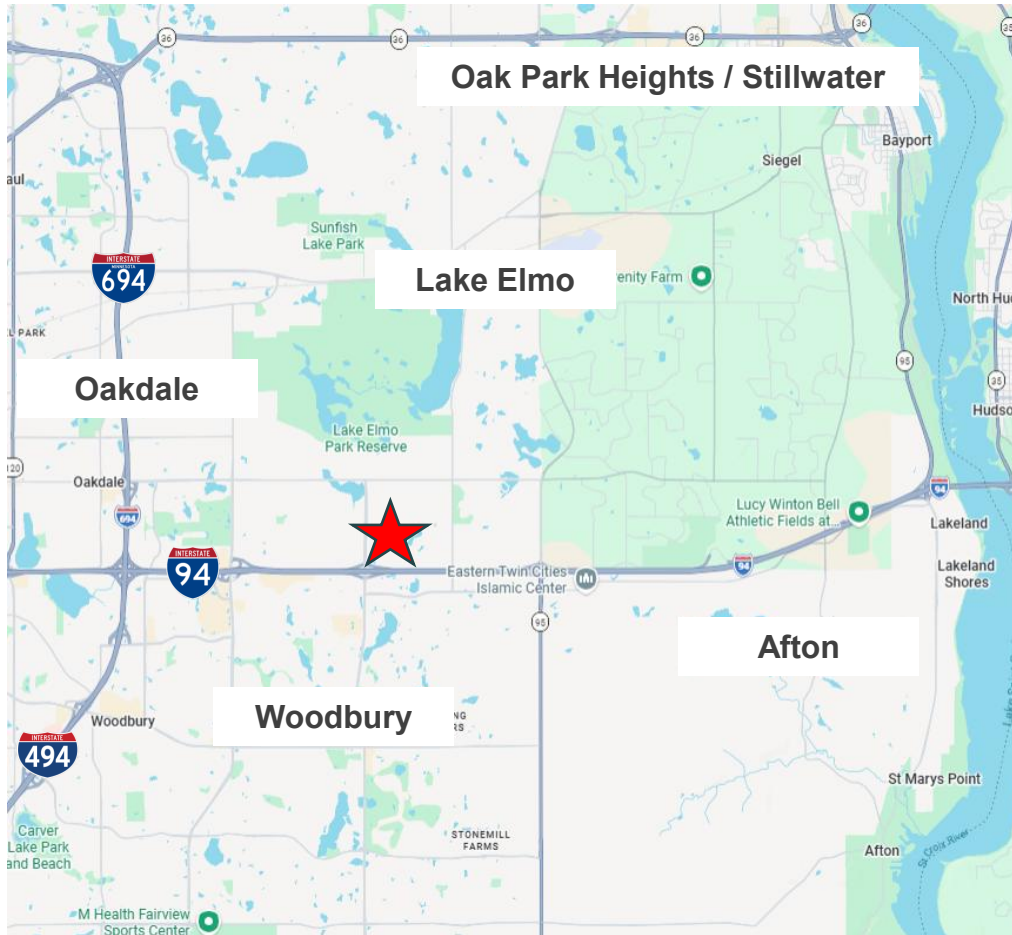
Small Bay Industrial Warehouse

7,722 SF

Contact Mark Young: (651) 233-2435



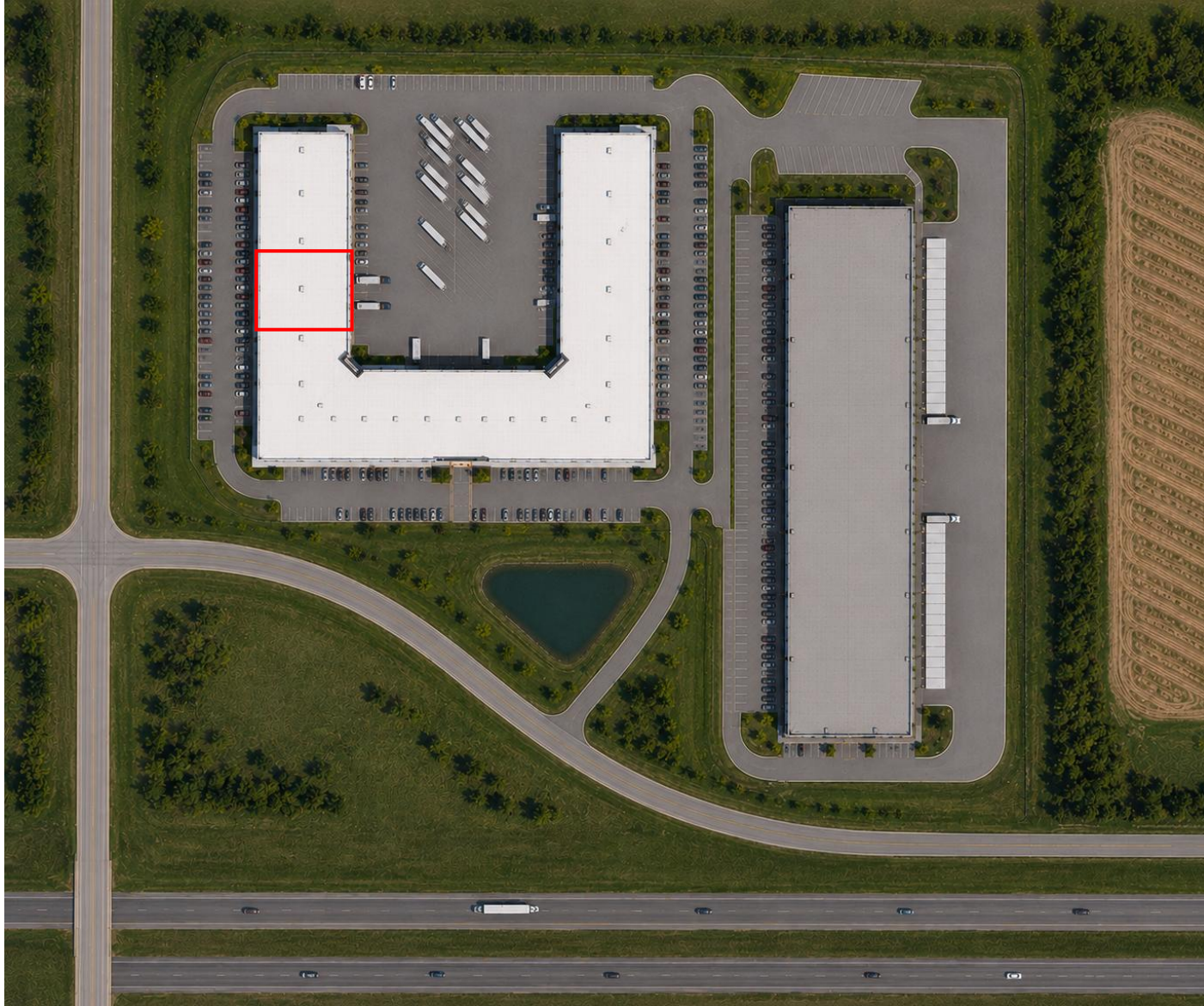
BUILDING SPECS



TOTAL BUILDING SF	148,999 SF
SF AVAILABLE FOR LEASE	7,722 SF
LEASE RATE PSF, MODIFIED GROSS	\$15.00 PSF MG "As-Is"
SUITES	140 & 145
AVAILABLE	December 1, 2026
YEAR BUILT	2022
DRIVE-INS	2 – 14' Doors
CLEAR HEIGHT	20'
SIGNAGE OPTIONS	On-Building
DOCK DOORS	N/A
COLUMN SPACING	45'
HVAC	Existing Hanging Heater w/ Curb Cut for RTU
LAND	13 Acres
POWER	480/240V, 3 Phase
PARKING	375 Spaces
OUTDOOR STORAGE	Fenced Storage & Parking Available For Lease

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

SITE PLAN



FOR LEASE | Crossroads of Oakdale
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LOCATION



15 Minutes
East of
St. Paul

15 Minutes
West of
Wisconsin

30 Minutes
East of
Minneapolis

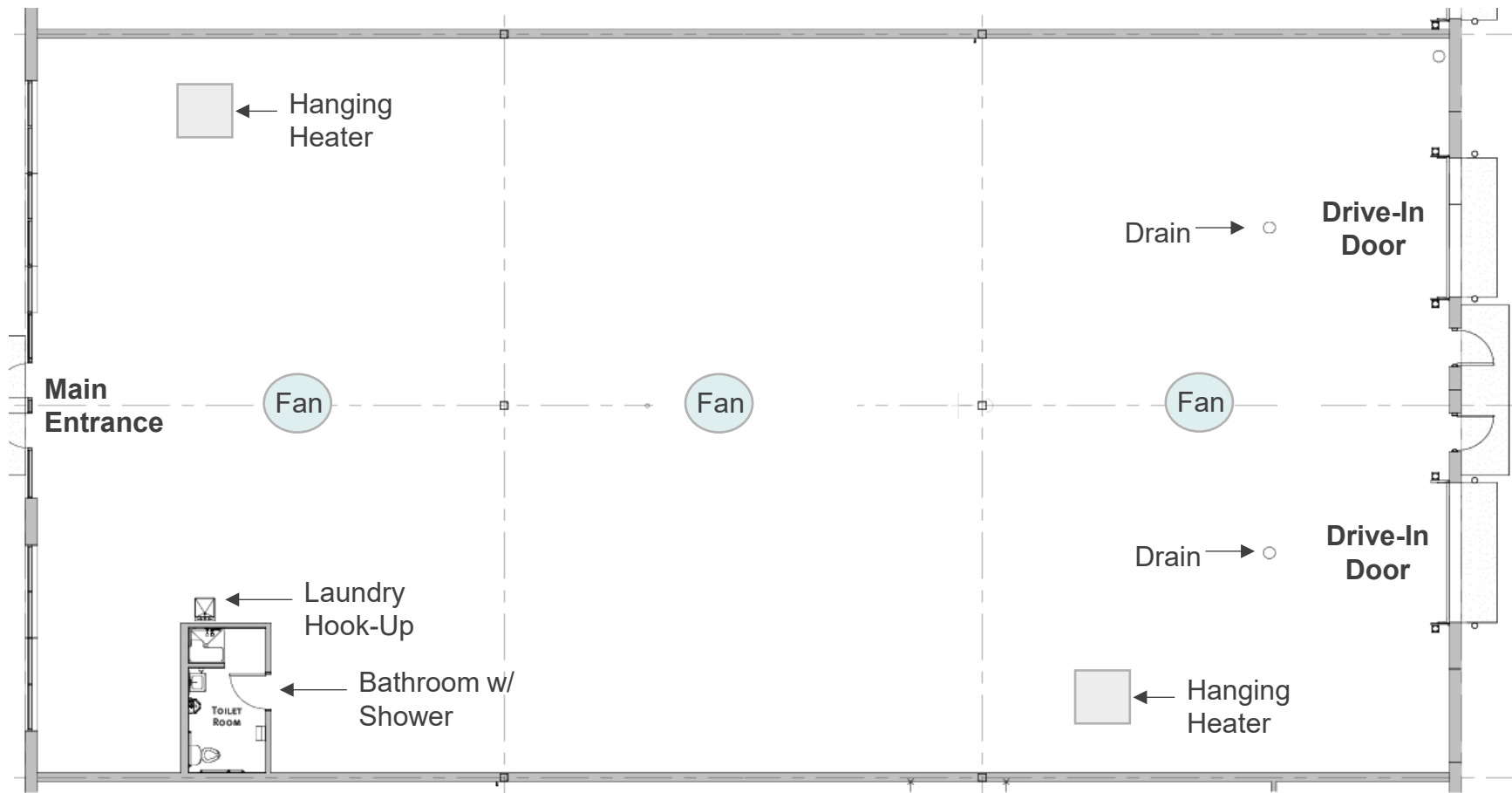
Located on
Interstate 94
Exit

Near
694/494
Interchange

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FLOOR PLAN

7,722 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

Mark Young

Senior VP of Sales & Leasing

651-307-2371

myoung@crossroadsproperties.net

Zac Houle

VP of Sales & Leasing

651-248-7567

zhoule@crossroadsproperties.net

Joseph Dokken

Sales & Leasing Associate

651-363-3598

jdokken@crossroadsproperties.net



Crossroads Properties

7250 Hudson Blvd N, Oakdale, MN 55128

O: 651-731-0708

www.crossroadsproperties.net

