



4FRONT

INDUSTRIAL PARK

New development
located directly off of
the I-694 and County
Road 14 Interchange
in Oakdale, MN

Up to
199,919 SF

Chris Hickok, CCIM
Managing Director
+1 612 217 5121
chris.hickok@am.jll.com

Eric Batiza, SIOR
Executive Vice President
+1 612 217 5123
eric.batiza@am.jll.com

Connor Ott
Vice President
+1 612 217 6741
connor.ott@am.jll.com

JUNE 2023 DELIVERY

Precast steel has been ordered



UNITED PROPERTIES



The Site



Rare new construction in
Oakdale, MN



Ideal site for medical,
manufacturing, and
warehouse

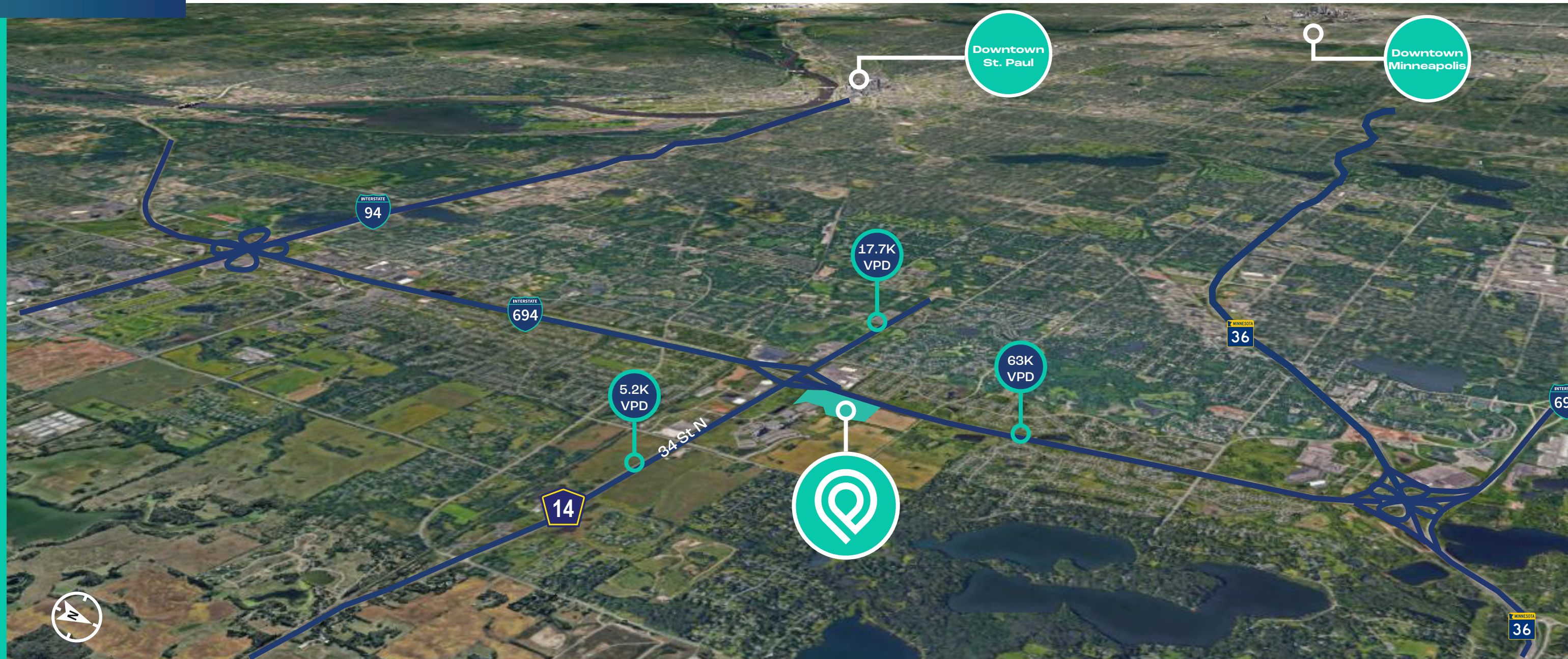


Suites available from
30,000-199,919 SF



Accessibility

- Directly adjacent to the I-694 and County Road 14/34th Street N interchange
- Visibility to 63,000 vehicles per day
- Located 4 minutes north of the I-94 & I-694 interchange
- MnDOT expansion and reconstruction of I-94 and I-494/I-694 Interchanges including widened northbound and southbound interchange bridges, auxiliary and buffer lanes to allow for trucks to slow and better navigate the ramp.



4 mins
Interstate 94

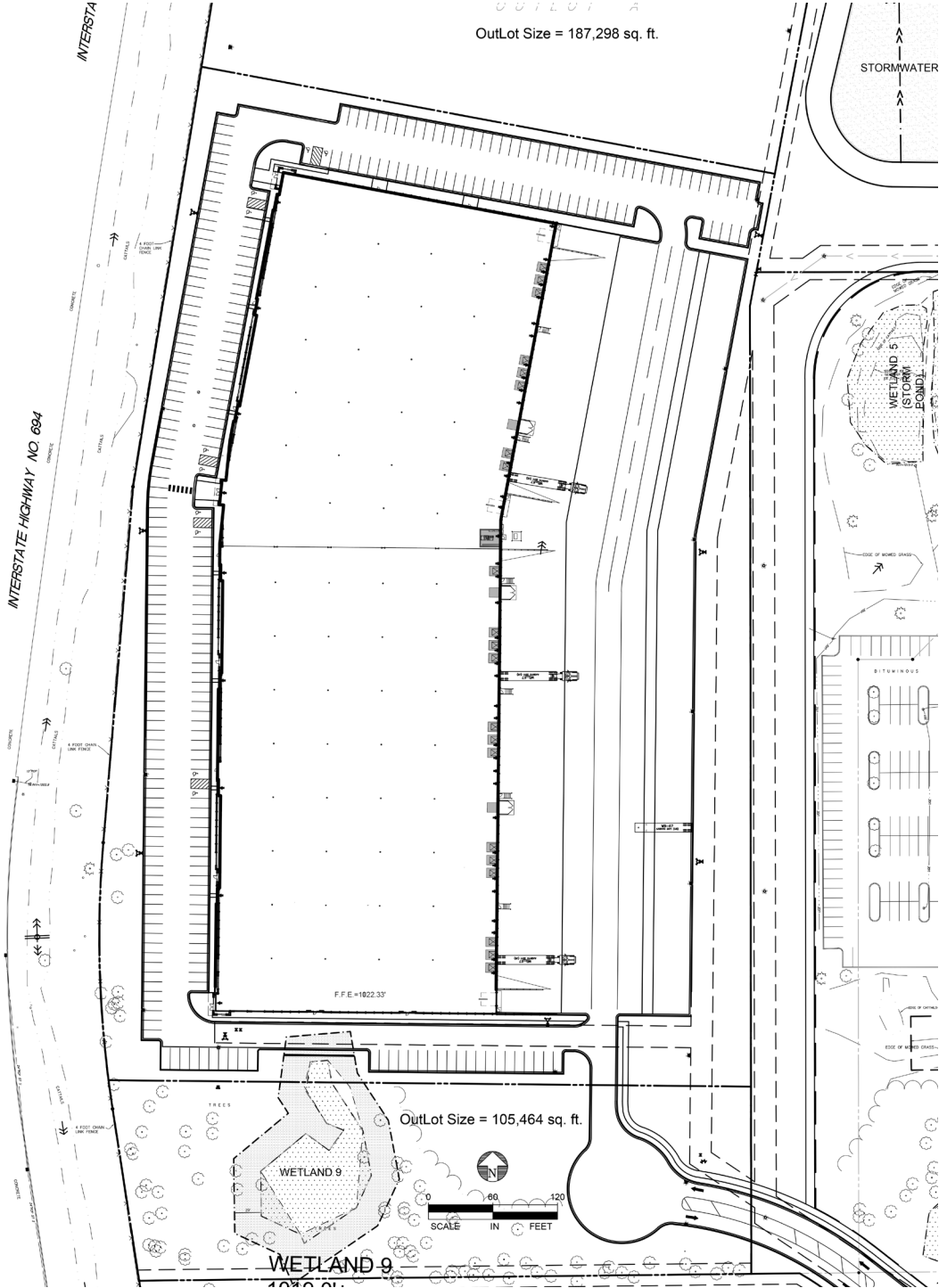
15 mins
Downtown
St. Paul, MN

19 mins
Hudson, WI

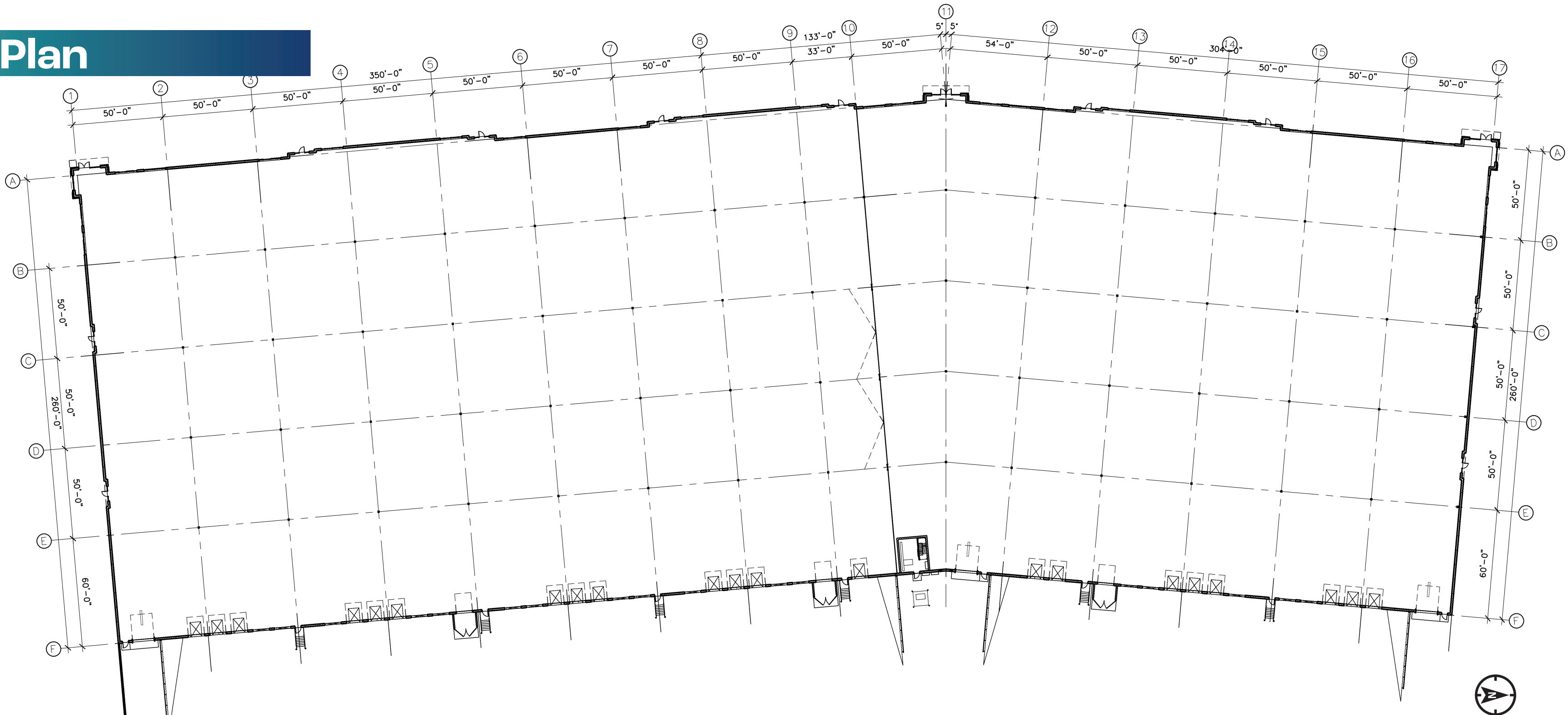
25 mins
Downtown
Minneapolis, MN

Building Specs

Building Size	199,919 SF
Site Size	11.91 Acres
Dock-High Doors	Twenty-one (21) 9'x10' dock doors with levelers - Ability to add additional doors
Dock Equipment	7'x8' mechanical dock leveler with 30,000 lb. capacity, and foam dock seals to fit doors
Drive-in Doors	Three (3) oversized drive-in doors
Clear Height	32'
Dolly Pads	Yes
Power	3,000 amps/480 volts
Sprinkler	ESFR (K-17 heads)
Warehouse Heater	Hanging gas-fired unit heaters
Net Rate	\$6.50 PSF + amortization
Est. OPEX & Taxes	\$0.62 PSF (2023)
Column Spacing	50' x 50' with 60' speed bay
Bay Depth	260'
Truck Court Depth	180'
Concrete Slab	4" thick Primx floor composite
Parking	284 stalls
Building Shell	The above items are included in shell delivery

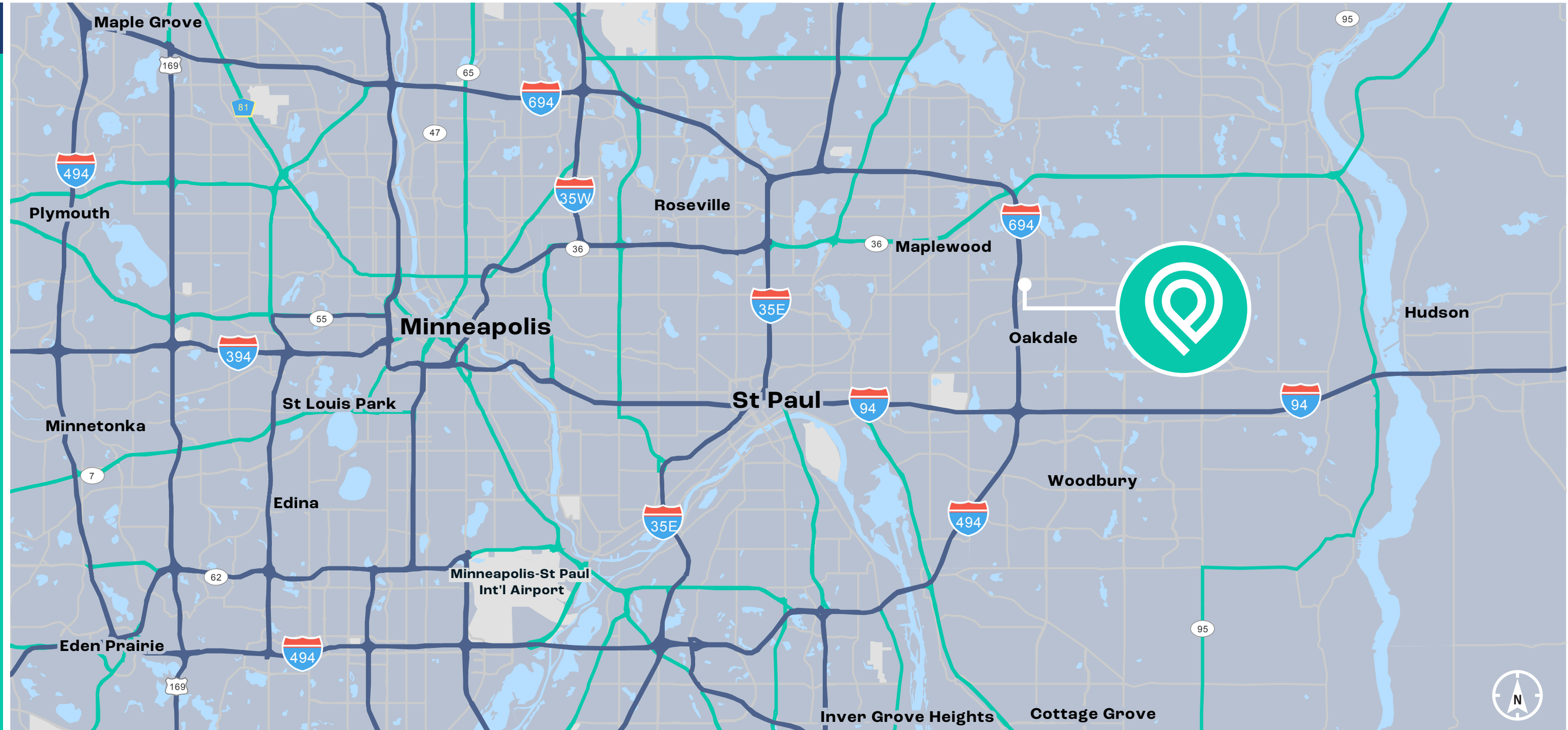


Floor Plan



Excellent Location

- 4 minutes to I-94
- 15 minutes to Downtown St. Paul
- 24 minutes to Downtown Minneapolis
- 23 minutes to Minneapolis-St. Paul International Airport
- 19 minutes to Hudson, WI





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