

# Crossroads Building

7500 Hudson Blvd, Oakdale, MN

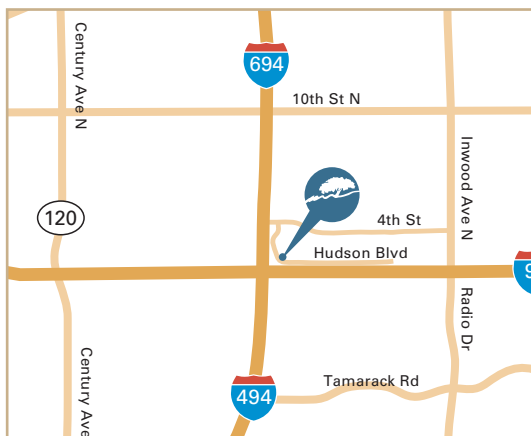
With excellent visibility to both I-94 and I-694, your business will thrive at the Crossroads Building. With approximately 70,000 square feet of office and office/warehouse space, your business can take advantage of the flexibility that this property offers.

Suites are rented on a “gross” basis. All common area maintenance costs, taxes and utilities are included in the rent. Allowed uses include: office, warehousing, light industrial, assembly, distribution, and research facilities. Suites are available in a variety of sizes. Outside storage is available as well as compressed air and 14-by-14-foot roll up doors. All HVAC maintenance is paid by the lessor.

The building is located within 40 minutes of the entire metropolitan area. The site is easily accessed off I-94 via Inwood Avenue or off of I-694 on 10th Street. Oakdale has a thriving retail community with many restaurants and accommodation options, as well as an expanding office and manufacturing sector.

When you bring business into the Oakdale community, we make sure you receive a pleasant, professional and affordable rental experience. The staff at Crossroads Properties celebrates your success — from move-in day, to working together on flexible leasing terms, to maintaining the grounds and amenities of your building.

At Crossroads Properties, we take pride in our properties. Our integrity and business ethics greatly influence our business. These values are reflected in the way we treat our tenants, vendors and business partners. Contact us to hear more about this and other properties.



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