

1 IMATION WAY, OAKDALE, MN

4FRONT TECHNOLOGY + OFFICE CAMPUS

READY BUILDING BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	I-694 & County Rd 14, Oakdale MN 55128
Owner Representative	Cushman & Wakefield: Eric King, Tom Stella; Brisky Commercial: Brian Brisky
Size	2,000 to 100,000 contiguous SF available. Total Space (4 Buildings) 550,000 SF
Zoning	Subject to site plan review; density and intensity maximums and uses defined in the PUD
Asking Price	Rates vary from building to building. Rates starting at \$18.00 - \$25.00 Gross
Highway Access	0.5 miles to interchange with I-694. Visible, accessible from I-694 and County Rd 14
Air Access	20 minutes to Minneapolis-St.Paul Regional Airport, 15 minutes to St. Paul CBD & Executive Airport
Rail Served	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. Overhead 3-Phase, 13.8kV feeders.
Natural Gas	Xcel Energy. 2" service line, coming off of a 2" gas main with 2PSI; 2" service line coming off an 8" main.
Water	City of Oakdale. 12" line serving site.
Sewer	City of Oakdale: 8" line serving site.
Telecom/Fiber	CenturyLink & Global Crossing Long Haul, Level 3 Long Haul, Sprint Long Haul, SDN Leased, Windstream.

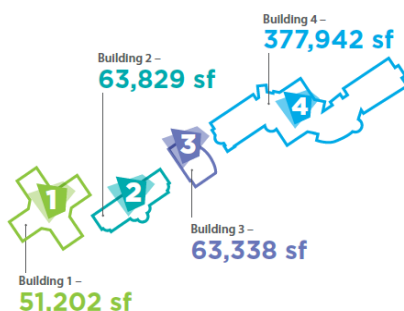
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SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<i>Not required</i>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



Economic Development Contact:

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