



## 4Front Technology + Office Campus, Oakdale MN



### General Site Information

Broker	Eric King, Cushman & Wakefield: 651.734.2385 / Tom Stella, Cushman & Wakefield: 651.734.2383 Brian Brisky, Brisky Commercial: 612.734.4200
Location	I-694 & County Rd 14, Oakdale MN 55128
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 Access	No rail access
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 inch line serving site
Sewer	City of Oakdale: 8 inch line serving site
Telecom/Fiber	CenturyLink & Global Crossing Long Haul, Level 3 Long Haul, Sprint Long Haul, SDN Leased, Windstream

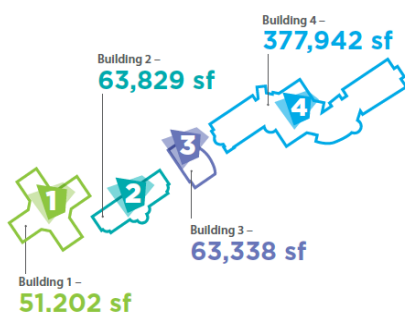
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## Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	N/A
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Park Master Plan	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	N/A
Utility Service Maps	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>

## General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	N/A
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



### City of Oakdale Contact:

#### Name:

Emily Shively  
City Planner  
City of Oakdale

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Oakdale MN 55128

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### Xcel Energy Contact:

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