

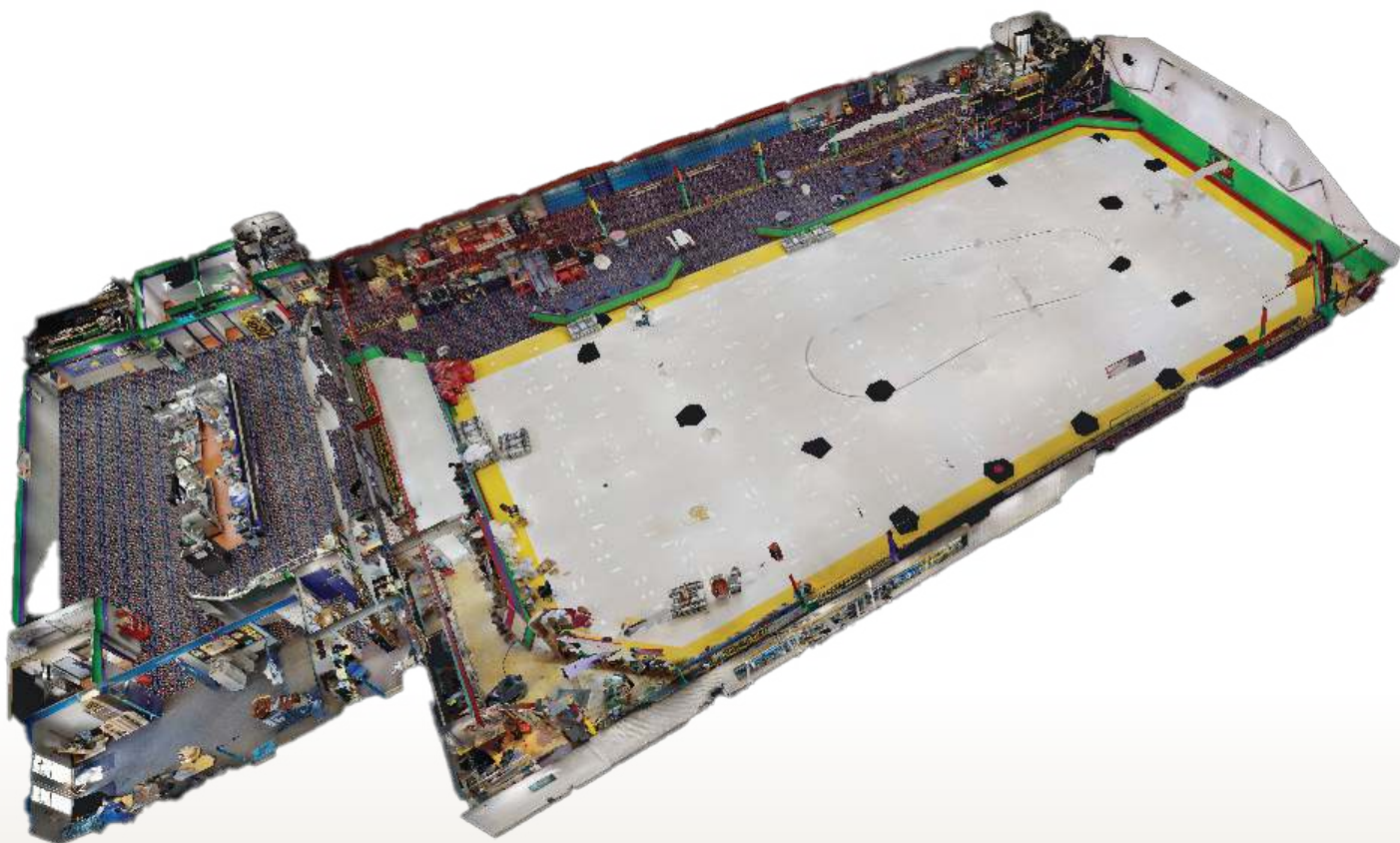
**CONTACT**

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**FOR LEASE**

2122 Wooddale Dr, Woodbury, MN 55125

# Multipurpose Industrial space

**PRICE: \$9 NNN**

## PROPERTY HIGHLIGHTS

- ▶ I-494 Visibility (70,956 VPD)
- ▶ Wide-open space
- ▶ Tall ceilings
- ▶ Concessions/food area
- ▶ Sound system and other equipment can stay

# LEASE OVERVIEW

2122 Wooddale Dr.,  
Woodbury, Minnesota

County	Washington
Property Type	Sports & Recreation
Property Status	Existing
Total SF	52389
Total Floors	1
Year Built	1974
Tenancy Type	Multi
Class	C
Sprinklers	Yes
Parking Ratio	2.82
Parking Spaces	148
Land Area	1.38
Zoning	I-1 Light Industrial
Clear Height	10' - 24'
Co-tenants	Legacy Hoops, Legacy Pickleball
Area Tenants	Target, Kohl's, Total Wine and More, Crisp & Green, Starbucks, Walgreens, Valley Creek Mall, Xperience Fitness, Lunds & Byerlys, Chic-fil-A, Fairview Hospital
Lease Type	NNN
CAM/Tax	3
Suite #	1
Available SF	31000
Minimum SF	31000
Max SF	31000
Availaility Date	30 days
Traffic Count:	3100
HWY VPD (Vehicles Per Day)	70,956

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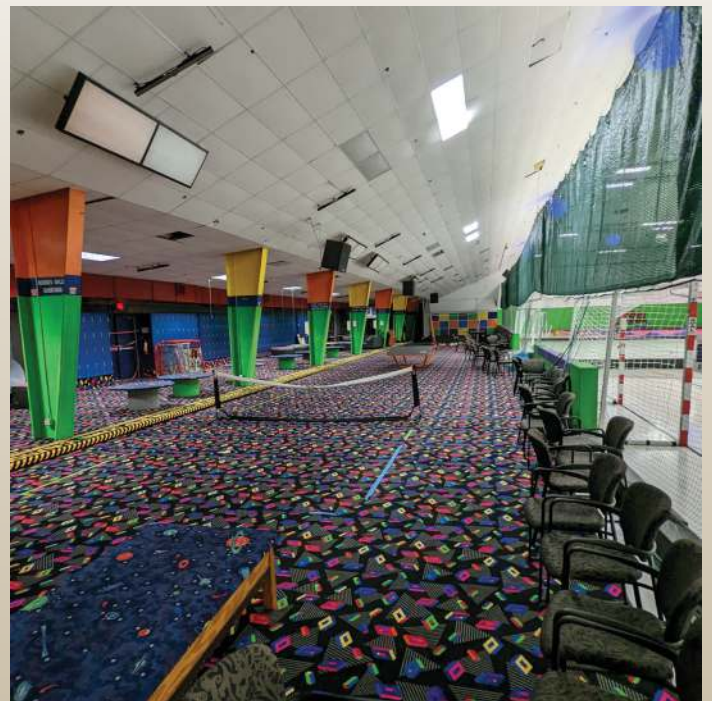
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**Brian 763-392-0201**  
Call for appointment

# PROPERTY PHOTOS

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Woodbury, Minnesota



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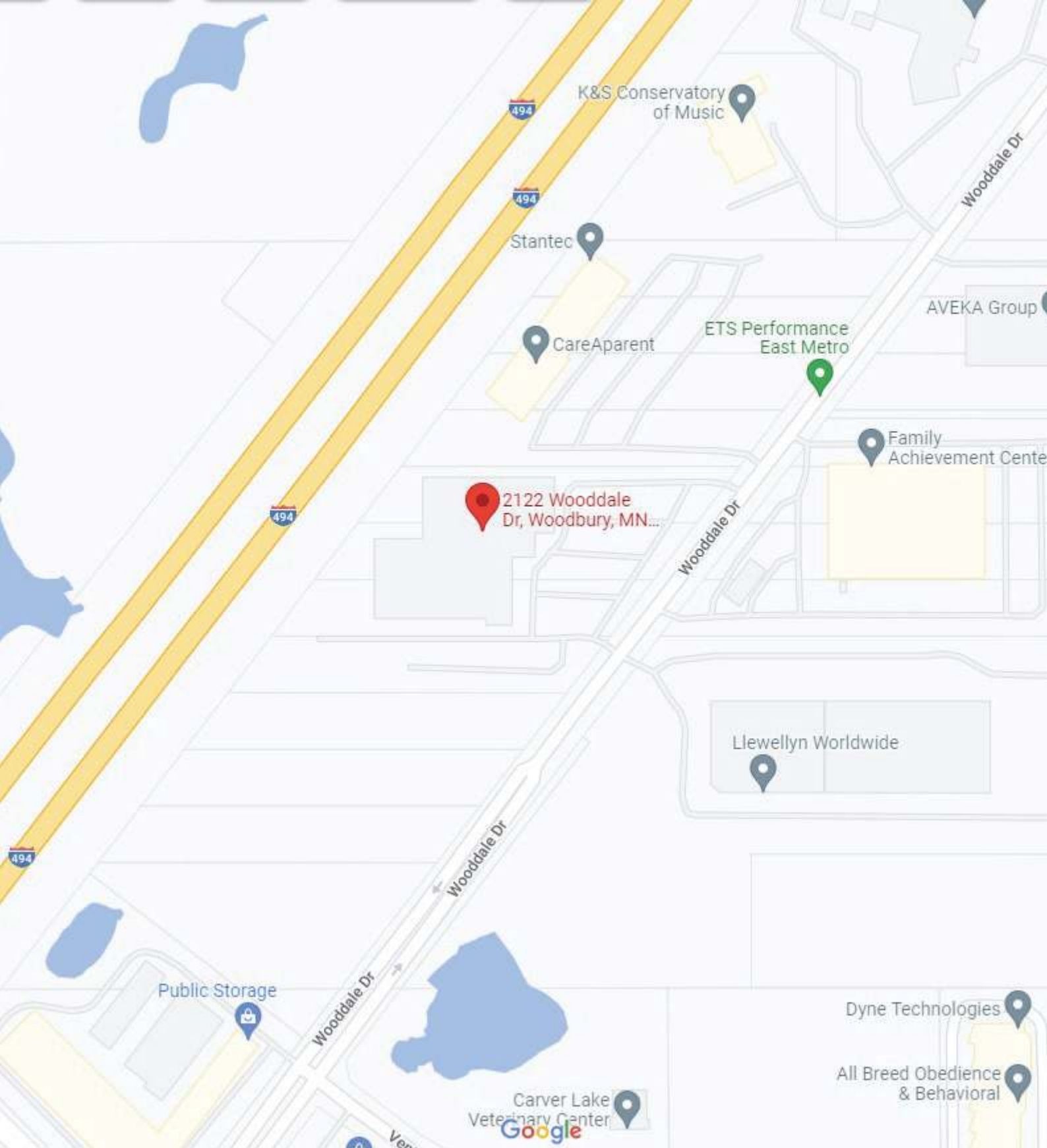
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# PROPERTY LOCATION

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Woodbury, Minnesota



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At Caspian we strive to provide the best service possible and our group of talented brokers is enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business and through consistent communication and updates we ensure that our clients are always aware of what is going on and are in front of the transaction.

#### **CONFIDENTIALITY & DISCLAIMER STATEMENT**

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