

FOR LEASE!

UP TO 25,000 SF OFFICE / WHSE BAY

**2301 Nevada Avenue North
Golden Valley, MN 55427**



SpaceNet Equities
"Commercial Real Estate Solutions"

www.spaceneteq.com

Jordan Greenberg
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SpaceNet Equities, LLC
8100 Wayzata Blvd. · Golden Valley, MN 55426

Building Information and Site Map

LOT SIZE:	3.02 Acres (131,611 sf)	HEAT:	Gas Forced Air Heating
TOTAL BLDG SF:	35,475 sf total	LIGHTING:	Florescent (T-8 Energy Efficient)
AVAILABLE SF:	Warehouse: 4,320 sf	FIRE SPRINKLER:	High Pile Wet System
ZONING:	Industrial	LOADING ACCESS:	2 Dock Doors
YEAR BUILT:	1964/Renovated in 2018:	POWER:	1600 Amps, 208 Volts - 3 Phase
CONSTRUCTION:	Decorative Concrete Block	PARKING:	25+ stalls
CEILING HEIGHT:	16' Clear	RAIL ACCESS:	CP Rail Spur to building

COMMENTS: *This superb facility offers fantastic features, location and low cost economics to a wide variety of office, warehouse and manufacturing tenants. Excellent location with easy access to Hwys 169, 55 & 100. This office / warehouse bay has an efficient layout, dock and drive-in access and is in immaculate condition, painted white throughout warehouse area with lots of natural light.*

- *Great mfg/distrib. facility in centrally located inner ring suburb.
- *Warehouse painted white throughout with skylights.
- *Excellent loading with dock and Drive-in doors.
- *Easy access to Hwy 169, Hwy 100, Hwy 55 and I-394.
- *Building zoned for outside storage & has excellent parking
- *Drive-through configuration with CP Rail spur to building

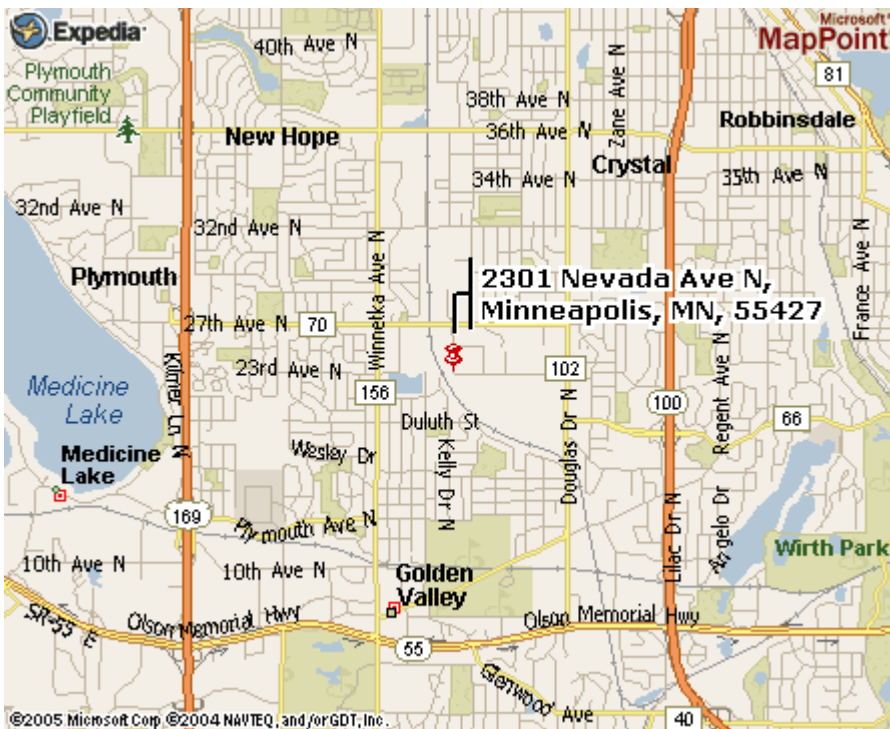
- *Building has brand new roof, T8 lighting.
- *One block from Winnetka Ave. (Near Bus Line)
- *Only one row of columns down middle of building
- *Heavy Power
- *Below market Rent, with low CAM & Taxes
- *Building is expandable

BASE RENTAL RATES:

\$8.50 Office / \$4.50 Warehouse p/s/f

REAL ESTATE TAXES & C.A.M.:

\$2.68 p/s/f



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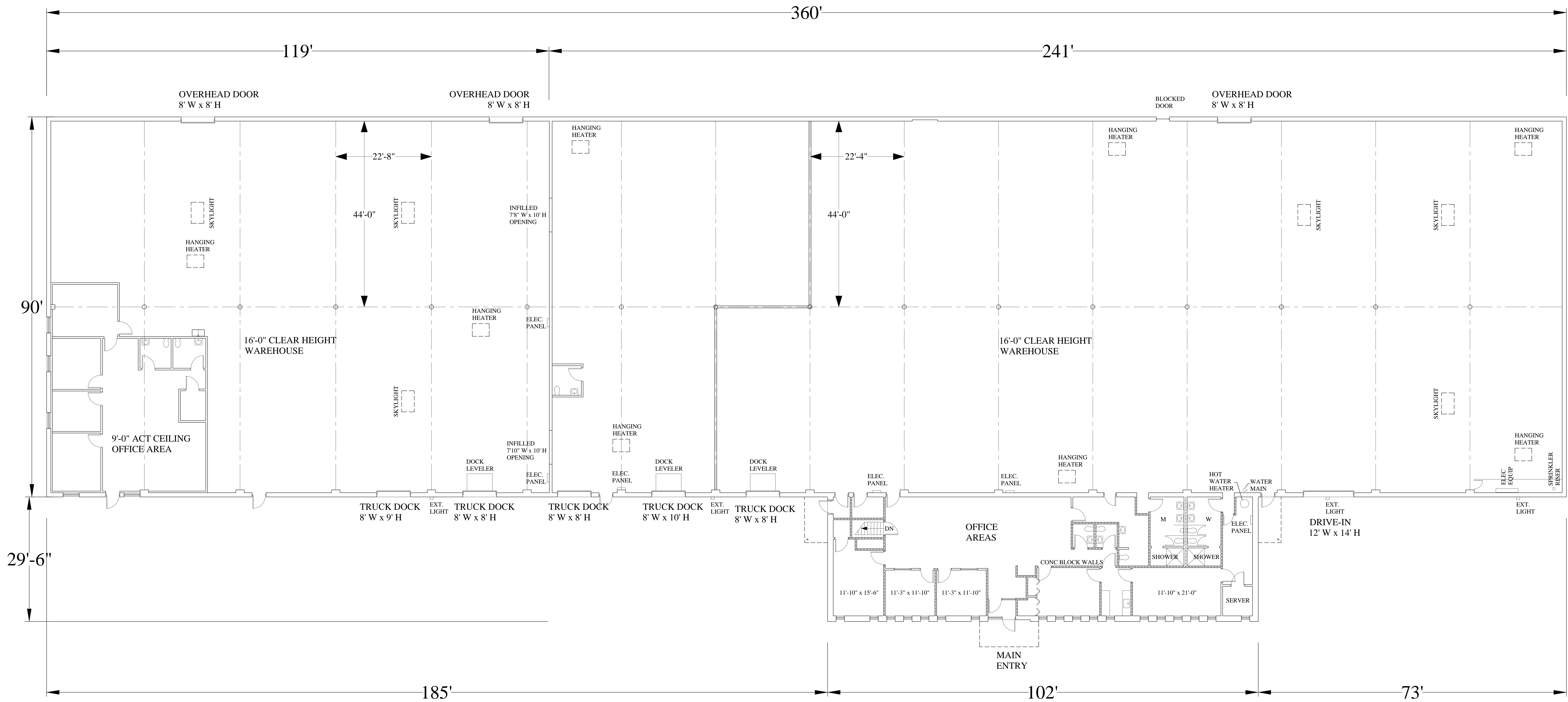
For Sales & Leasing Information:

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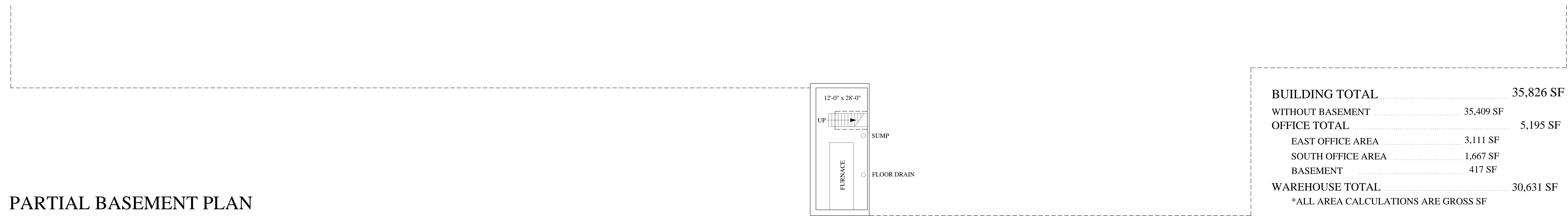
Owned and Managed by:

2301 Associates, LLC

www.spaceneteq.com



OFFICE/WAREHOUSE PLAN



PARTIAL BASEMENT PLAN

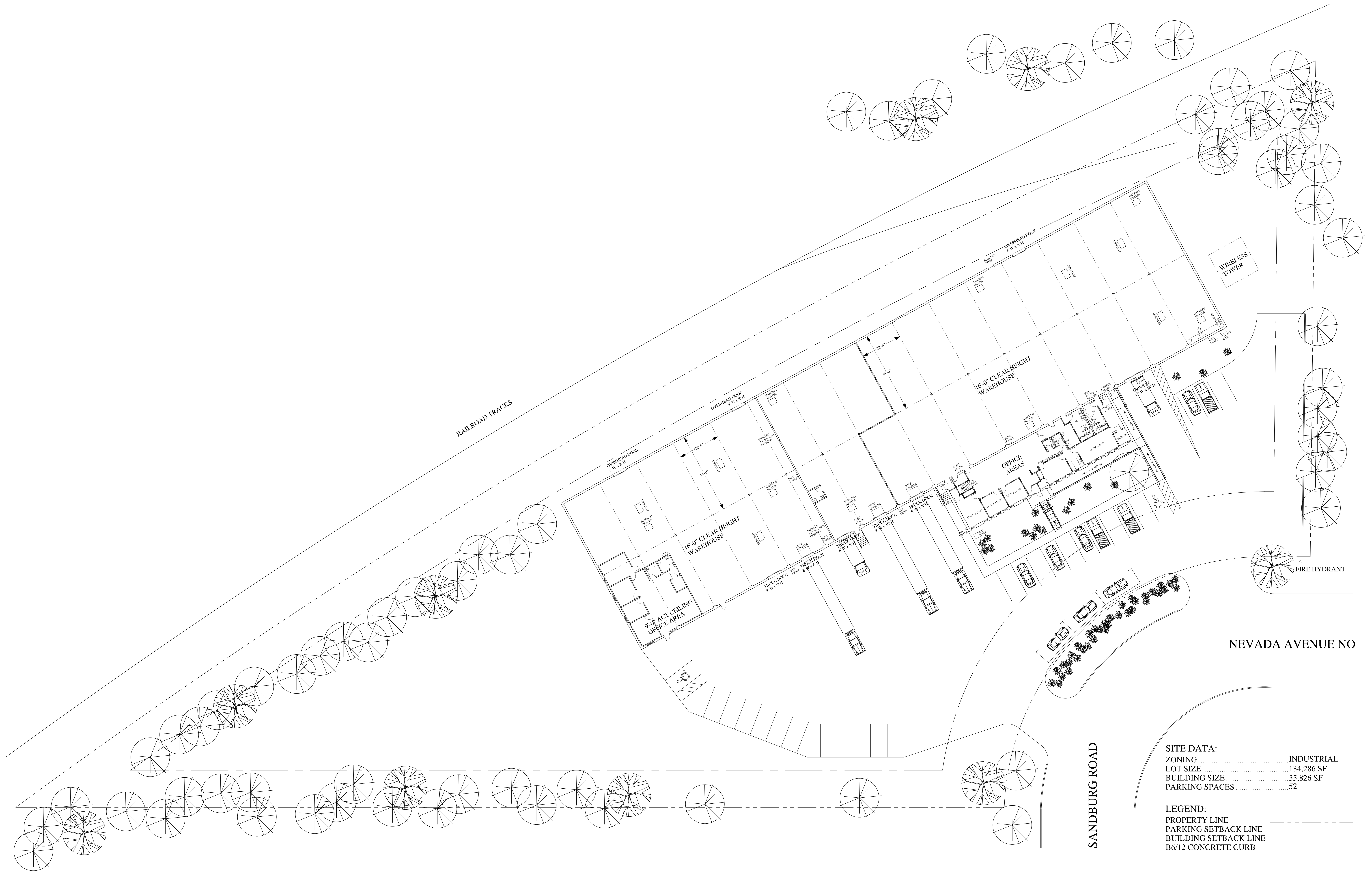
BUILDING TOTAL	35,826 SF
WITHOUT BASEMENT	35,409 SF
OFFICE TOTAL	5,195 SF
EAST OFFICE AREA	3,111 SF
SOUTH OFFICE AREA	1,667 SF
BASEMENT	417 SF
WAREHOUSE TOTAL	30,631 SF

*ALL AREA CALCULATIONS ARE GROSS SF

Owner:
2301 Associates LLC
14859 Richards Drive West
Minnetonka, MN 55345

2301 Nevada Avenue North Golden Valley, MN 55427

Floor Plan
0 8 16 32
Date: February 2013



SITE DATA:

ZONING	INDUSTRIAL
LOT SIZE	134,286 SF
BUILDING SIZE	35,826 SF
PARKING SPACES	52

LEGEND:

PROPERTY LINE	---
PARKING SETBACK LINE	----
BUILDING SETBACK LINE	-----
B6/12 CONCRETE CURB	=====

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Site Plan

0 16 32 64

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