

2445 NEVADA AVENUE NORTH

GOLDEN VALLEY, MN 55427



FOR LEASE
Office | Warehouse Space

Up to 33,688 sq ft Available

SPACENETEQUITIES

Commercial Real Estate Solutions

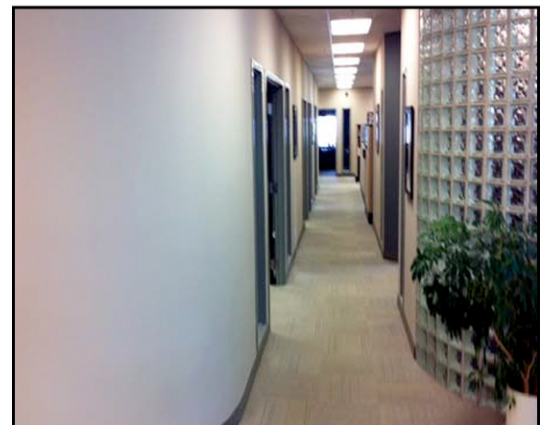
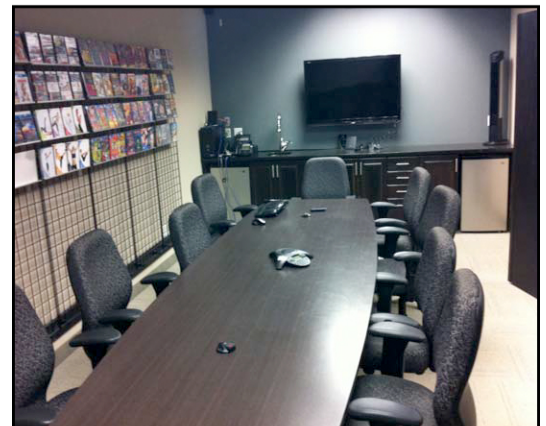
JORDAN GREENBERG • 952-746-9600 • jordan@spaceneteq.com

SpaceNet Equities, LLC • 8100 Wayzata Blvd. • Golden Valley, MN 55426

spaceneteq.com

BUILDING INFORMATION

Lot Size: 3.13 acres (136,392 sf)
Total Building Sq Ft: 50,104 sq ft
Total Available Sq Ft: Office: 5,803 sq ft
Warehouse: 27,885 sq ft
Total: 33,688 sq ft
Year Built: 1968/Renovated in 2014
Ceiling Height: 16' clear
Parking: 15+ stalls
Construction: Block/fab-con addition
Zoning: Industrial
Loading Access: Covered loading docks
3 dock doors, 1 drive-in door
Rail Access: CP rail spur to building
Power: 1,200 amps/480 volts
Back-up Generator: Reduces energy costs up to 20%
HVAC: Gas forced air heating
Lighting: Florescent (T-8 energy efficient)
Sprinkler: High pile wet system



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BUILDING INFORMATION

Base Rental Rates: \$8.75psf / Office | \$4.75 psf / Warehouse
Real Estate Taxes and CAM: \$ 2.58 psf

Comments:

- Great mfg/distribution facility in centrally located inner ring suburb
- Warehouse painted white throughout, with skylights
- Excellent covered loading with 3 docks and 1 drive-in door
- Easy access to Hwy 169, Hwy 100, Hwy 55 and I-394
- Building zoned for outside storage
- Excellent parking
- Building recently renovated inside and out
- 1 block from Winnetka Avenue (near bus line)
- Up to 12,000 sq ft future expansion
- Heavy power
- Low CAM and taxes



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.

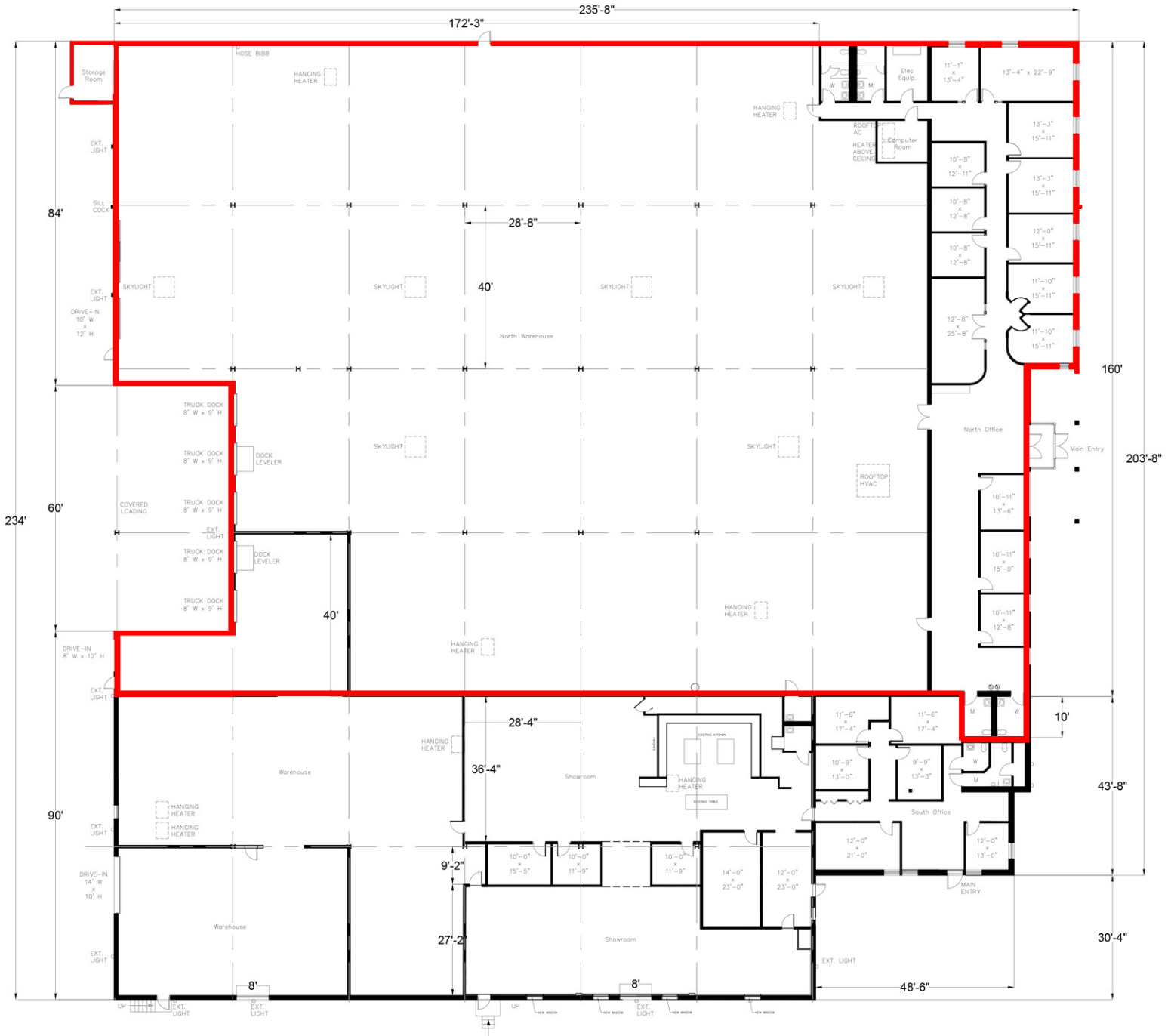
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FLOOR PLAN



SPACENETEQUITIES

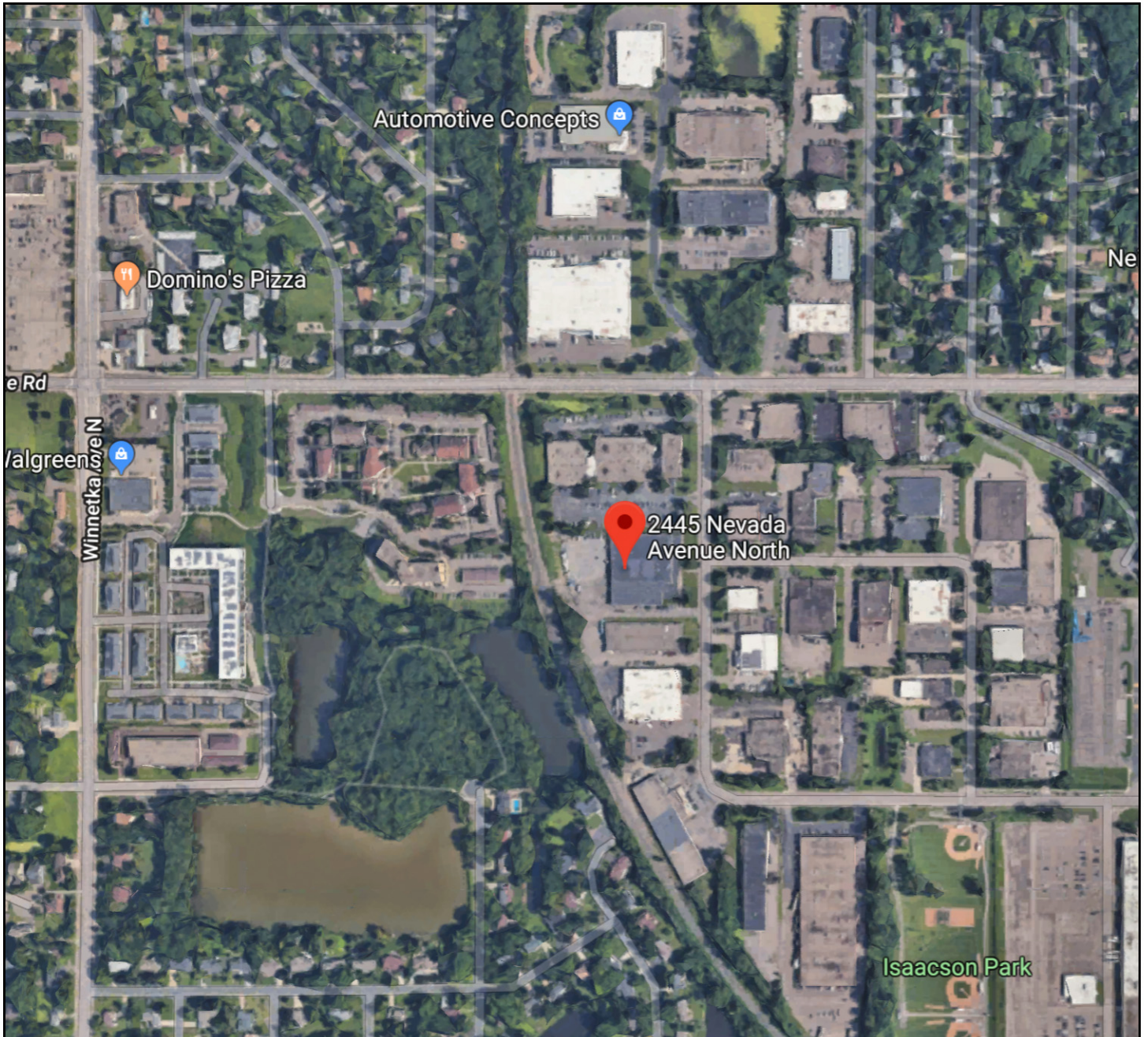
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SATELLITE SITE MAP



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SITE MAP



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