

FOR SALE OR LEASE
18,000 SQ FT
COLD-STORAGE / INDUSTRIAL FACILITY

750 Decatur Ave N.
Golden Valley, MN 55427



SPACENETEQUITIES

www.spaceneteq.com

8100 Wayzata Blvd. · Golden Valley, MN 55426

Building Information and Site Map

TOTAL BLDG SF:	18,500 sf total ----- (2,400 sf Office / 16,100 sf Warehouse)	DRY STORAGE:	2,500 sq ft
ZONING:	Industrial	CEILING HEIGHT:	16' Clear (Freezer is 13'5)
CONSTRUCTION:	Block/and Brick	HEAT:	Gas Forced Air Heating
LOT SIZE:	1.32 Acres (57,445 sq ft)	LIGHTING:	Florescent (T-8 Energy Efficient)
RESTROOMS:	2 Sets	LOADING ACCESS:	3 Dock Doors
FREEZER:	7,500 sq ft	POWER:	1,200 Amps, 480 Volts - 3 Phase
COOLER/ PROCESSING:	3,500 sq ft	PARKING:	20 stalls (More in yard)

COMMENTS: This is a rare opportunity for a cold storage/industrial facility centrally located off of Hwy 55 & Hwy 169 in Golden Valley, MN. This can be a plug and play operation for an FDA certified facility. This building has cooler, freezer, processing and dry storage. The office area is furnished with cubicles. Excellent central location with immediate access to Hwys 169, 55 & I-394. Close to retail and restaurants.

SALE PRICE & BASE RENTAL RATES:
Negotiable

REAL ESTATE TAXES:
\$42, 812.68 (\$2.31 psf)



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For Leasing Information:

Jordan Greenberg
952-746-9600 (Office)

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www.spaceneteq.com

This brochure has been compiled based on the best available information. We do not guarantee the reliability and accuracy of this information. All lessees and buyers should validate such information to ensure it's accuracy.

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Commercial Real Estate Solutions

Morey's Seafood International LLC
742 Decatur Avenue North
Golden Valley, MN 55427

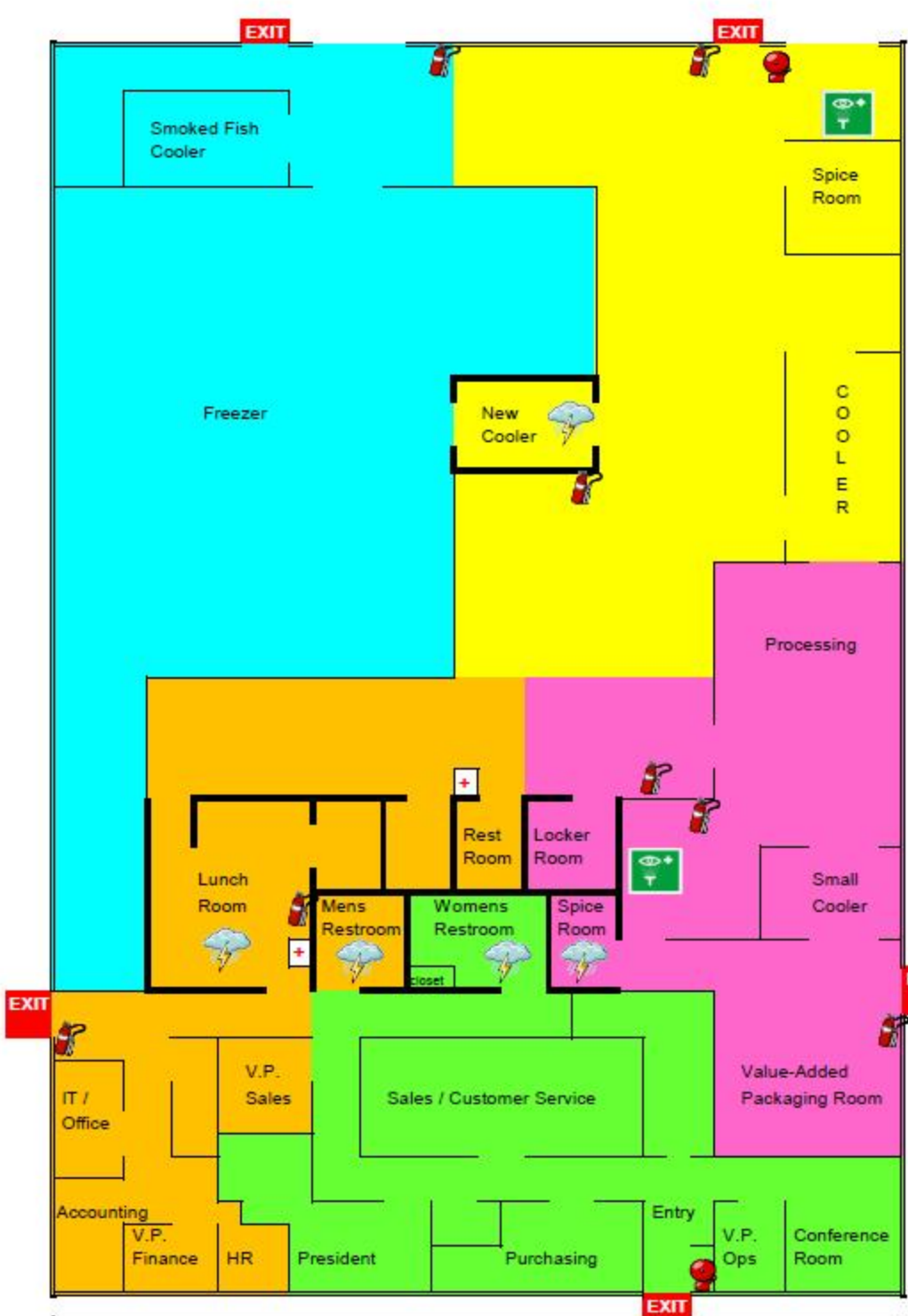
The building is 18,500 Sq ft total. Office is 2,440 sq ft.

- 7,500 sq ft of freezer
- 2,500 sq ft of warehouse
- 1,785 sq ft of processing/Cooler
- 1,220 sq ft of cooler – 13.5 clear height
- 440 sq ft of refrigeration
- 565 sq ft of locker and break rooms

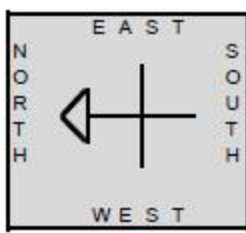
W/I Cooler #7	2 hp
W/I Cooler #8	2 hp
W/I Cooler #9	N/A
W/I Cooler #20	3 hp
W/I Cooler #21	2 hp
W/I Cooler #22	4 hp
W/I Cooler #23	3 hp
W/I Cooler #25	3 hp
W/I Cooler #26	7 hp
W/I Cooler #27	6 hp
W/I Cooler #28	2 hp

W/I Freezer #1	15 hp
W/I Freezer #2	15 hp
W/I Freezer #3	7.5 hp
W/I Freezer #4	10 hp
W/I Freezer #5	10 hp

Marketed Exclusively By:
SpaceNet Equities, LLC
Jordan Greenberg
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-  Fire Extinguisher
-  Eye Wash Station
-  First Aid Kit
-  Fire Sirens / Lights
-  Emergency Exit
-  Severe Weather Alert
-  Emergency Evacuation Meeting Area (grassy area in front of building)



Front Parking Lot (facing West)