

# FOR LEASE

7135 Madison Avenue, Golden Valley, MN

***7,900 SQ FT Warehouse bay with  
Outside storage Available!***



**Dock and Drive-In Loading with Outside**

**SpaceNet Equities**  
"Commercial Real Estate Solutions"

[www.spaceneteq.com](http://www.spaceneteq.com)

**Jordan Greenberg**  
**952-746-9600**  
[jordan@spaceneteq.com](mailto:jordan@spaceneteq.com)

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

# Building Information and Site Map

**TOTAL BLDG SF:** 26,800 sf total -----  
(5,000 sf Office / 21,800 sf Warehouse)

**AVAILABLE SF:** West Warehouse Bay

**Warehouse:** 7,900 sf

**ZONING:** Industrial - I1

**CONSTRUCTION:** Block/and Brick

**RESTROOMS:** 1 Set Shared

**CEILING HEIGHT:** 16' Clear

**HEAT:** Gas Forced Air Heating

**LIGHTING:** Florescent (T-8 Energy Efficient)

**FIRE SPRINKLER:** Wet System

**LOADING ACCESS:** 1 Dock Door, 1 Van Height  
(Covered Loading Docks) 1 Drive-in Door

**POWER:** 1,200 Amps, 480 Volts - 3 Phase

**PARKING:** 8 stalls

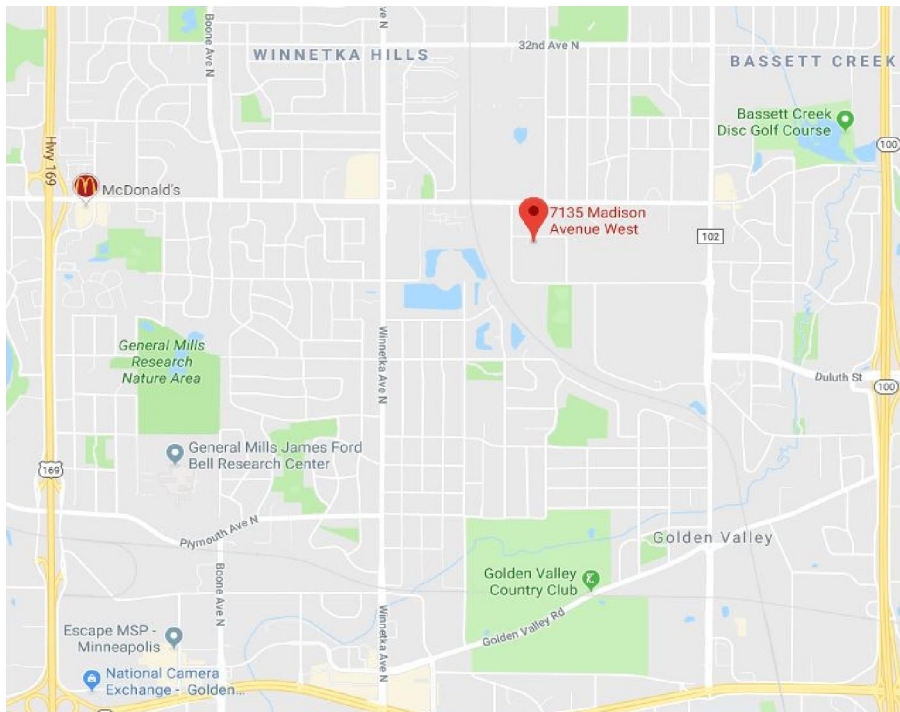
**COMMENTS:** *This office/warehouse bldg offers fantastic features, location and low cost economics to a wide variety of office, warehouse and manufacturing tenants. Excellent location with easy access to Hwys 169, 55 & 100. This office / warehouse bay has an efficient layout, dock and drive-in access 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 very clean and light throughout.
- \*Excellent covered loading with 1 dock and 1 Drive-in door.
- \*Good Power

- \*Building recently renovated inside and out.
- \*One block from Winnetka Ave. (Near Bus Line)
- \*Easy access to Hwy 169, Hwy 100, Hwy 55 and I-394.
- \*Building zoned for outside storage

**BASE RENTAL RATES:**  
\$4.50 psf warehouse

**REAL ESTATE TAXES & C.A.M.:**  
\$2.79 p/s/f



**SpaceNet Equities**  
"Commercial Real Estate Solutions"

For Leasing Information:

Jordan Greenberg  
952-746-9600 (Office)

Email:  
jordan@spaceneteq.com

[www.spaceneteq.com](http://www.spaceneteq.com)

