

# FOR LEASE!

## UP TO 4,000 SF OFFICE / WHSE SPACE

2301 Nevada Avenue North  
Golden Valley, MN 55427



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

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

**Jordan Greenberg /  
Andrew Ward  
952-746-9600**

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

# Building Information and Site Map

**LOT SIZE:** 3.02 Acres (131,611 sf)

**TOTAL BLDG SF:** 35,475 sf total -----

**AVAILABLE SF:** South Area

Office: 0 sf

Warehouse: 4,000 sf

**Area Totals: 4,000 sf**

**ZONING:** Industrial

**YEAR BUILT:** 1964/Renovated in 2007:

**CONSTRUCTION:** Decorative Concrete Block

**CEILING HEIGHT:** 16' Clear

**HEAT:** Gas Forced Air Heating

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

**FIRE SPRINKLER:** High Pile Wet System

**LOADING ACCESS:** 2 Dock Doors  
1 Drive-in Door could be added

**POWER:** 1600 Amps, 208 Volts - 3 Phase

**PARKING:** 25+ stalls

**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

\*Building recently renovated inside and out.

\*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

## BASE RENTAL RATES:

\$8.00 Office / \$4.00 Warehouse p/s/f

## REAL ESTATE TAXES & C.A.M.:

\$2.30 p/s/f



## SpaceNet Equities

"Commercial Real Estate Solutions"

### For Sales & Leasing Information:

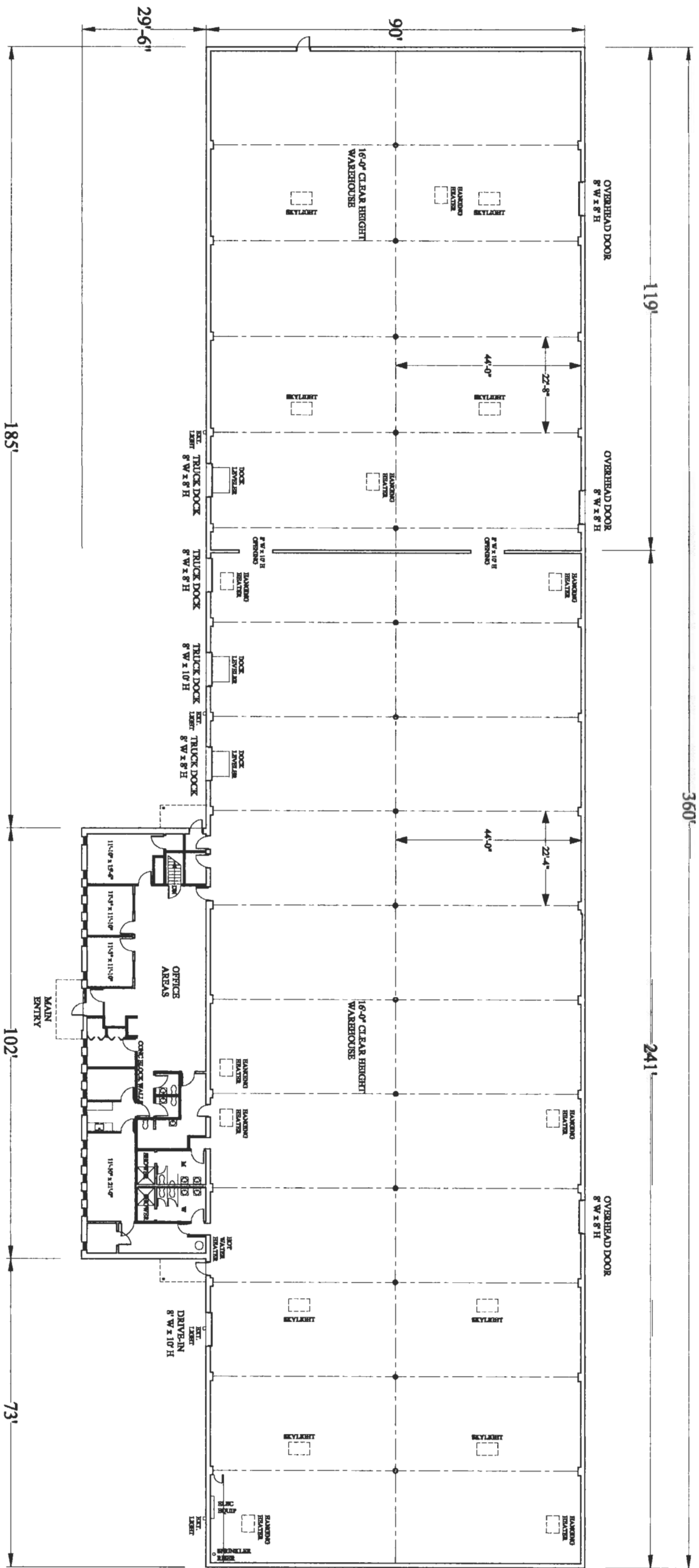
Jordan Greenberg or Andrew Ward  
952-746-9600 (Jordan Greenberg)  
952-746-9635 (Andrew Ward)  
jordan@spaceneteq.com  
andrew@spaceneteq.com

### Owned and Managed by:

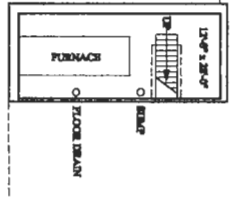
2301 Associates, LLC

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



PARTIAL BASEMENT PLAN

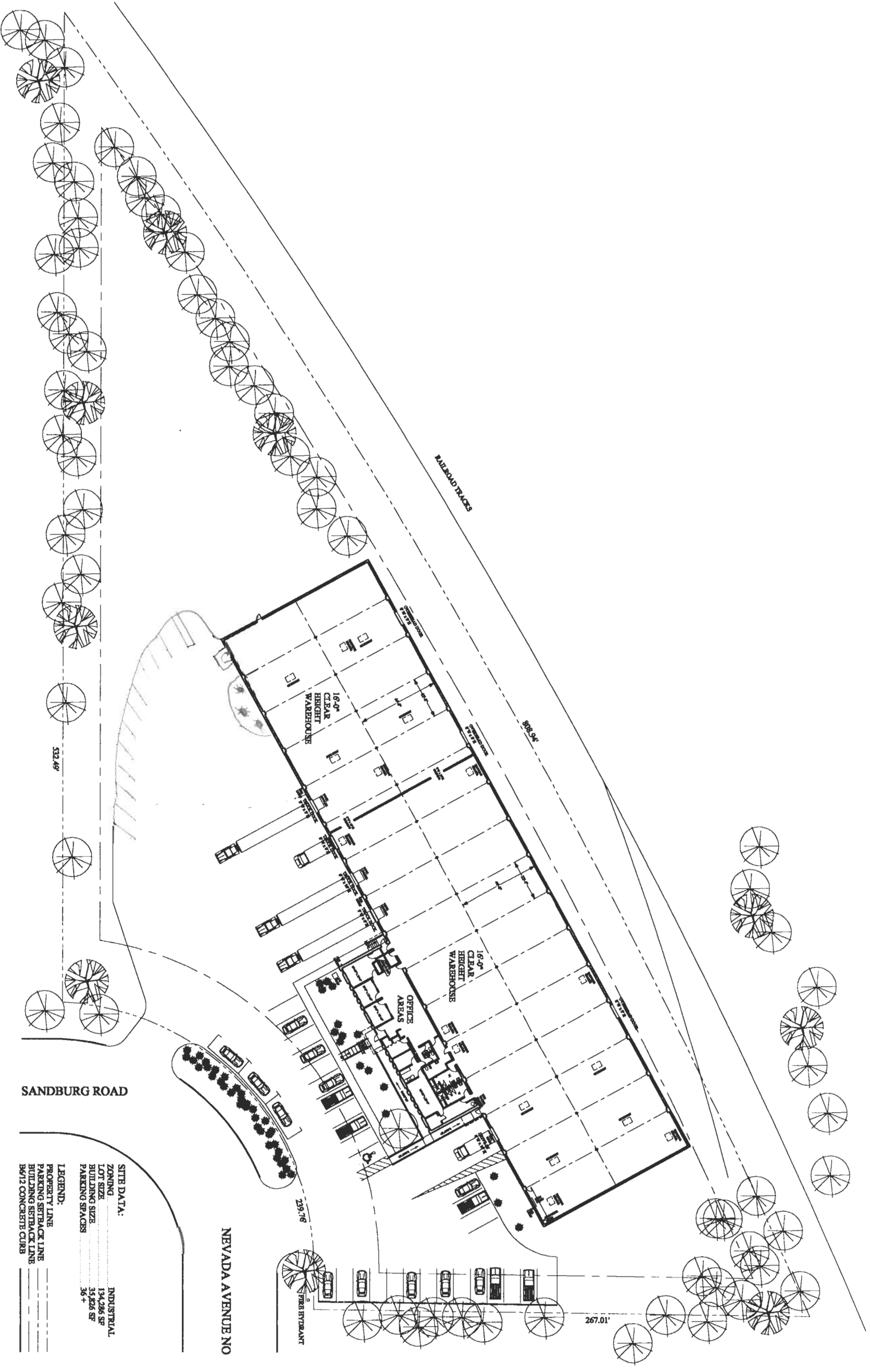


BUILDING TOTAL	35,826 SF
OFFICE TOTAL	3,426 SF
MAIN FLOOR	3,009 SF
BASEMENT	417 SF
WAREHOUSE TOTAL	32,400 SF

OWNER:  
 2301 Associates LLP  
 14859 Richards Drive West  
 Minneapolis, MN 55445

2301 Nevada Avenue North Golden Valley, MN 55427

Floor Plan  
 Date: May 2001



**SITE DATA:**

ZONING	INDUSTRIAL
LOT SIZE	134,286 SF
BUILDING SIZE	33,826 SF
PARKING SPACES	36+

**LEGEND:**

- PROPERTY LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE
- 86/12 CONCRETE CURB

NEVADA AVENUE NO

SANDBURG ROAD

RAILROAD TRACKS

OWNER:  
 2301 Associates LLP  
 14859 Richards Drive West  
 Minneapolis, MN 55345

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

**Site Plan**  
 Date: May 2001