

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

**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

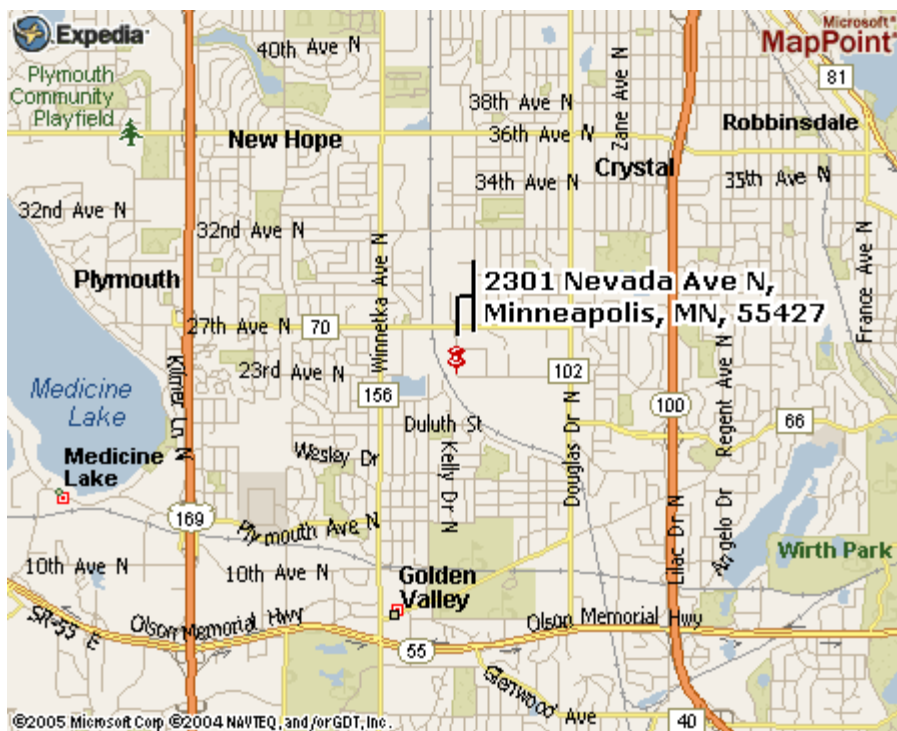
*Below market Rent, with low CAM & Taxes

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"

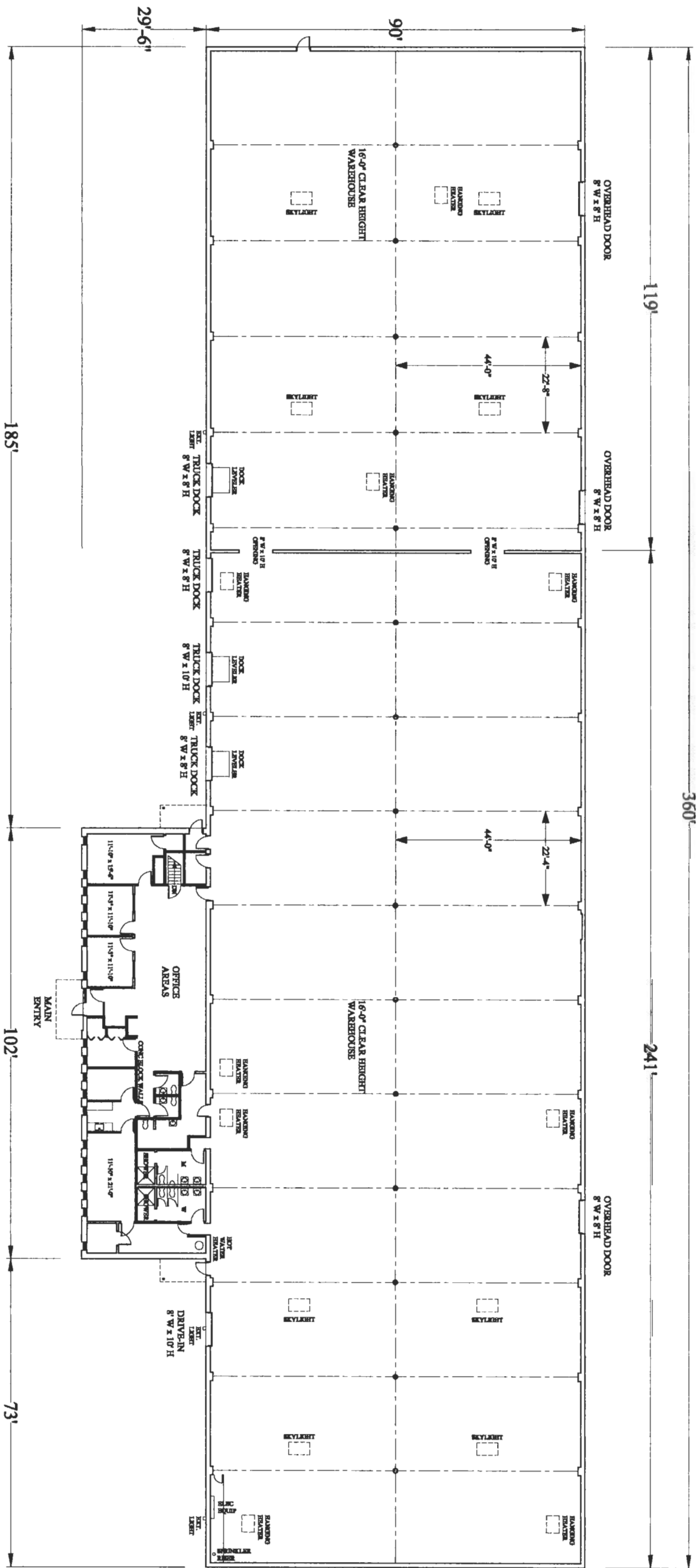
For Sales & Leasing Information:

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

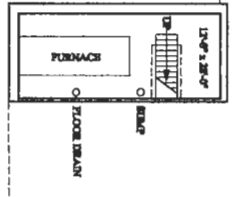
Owned and Managed by:

2301 Associates, LLC

www.spaceneteq.com



PARTIAL BASEMENT PLAN

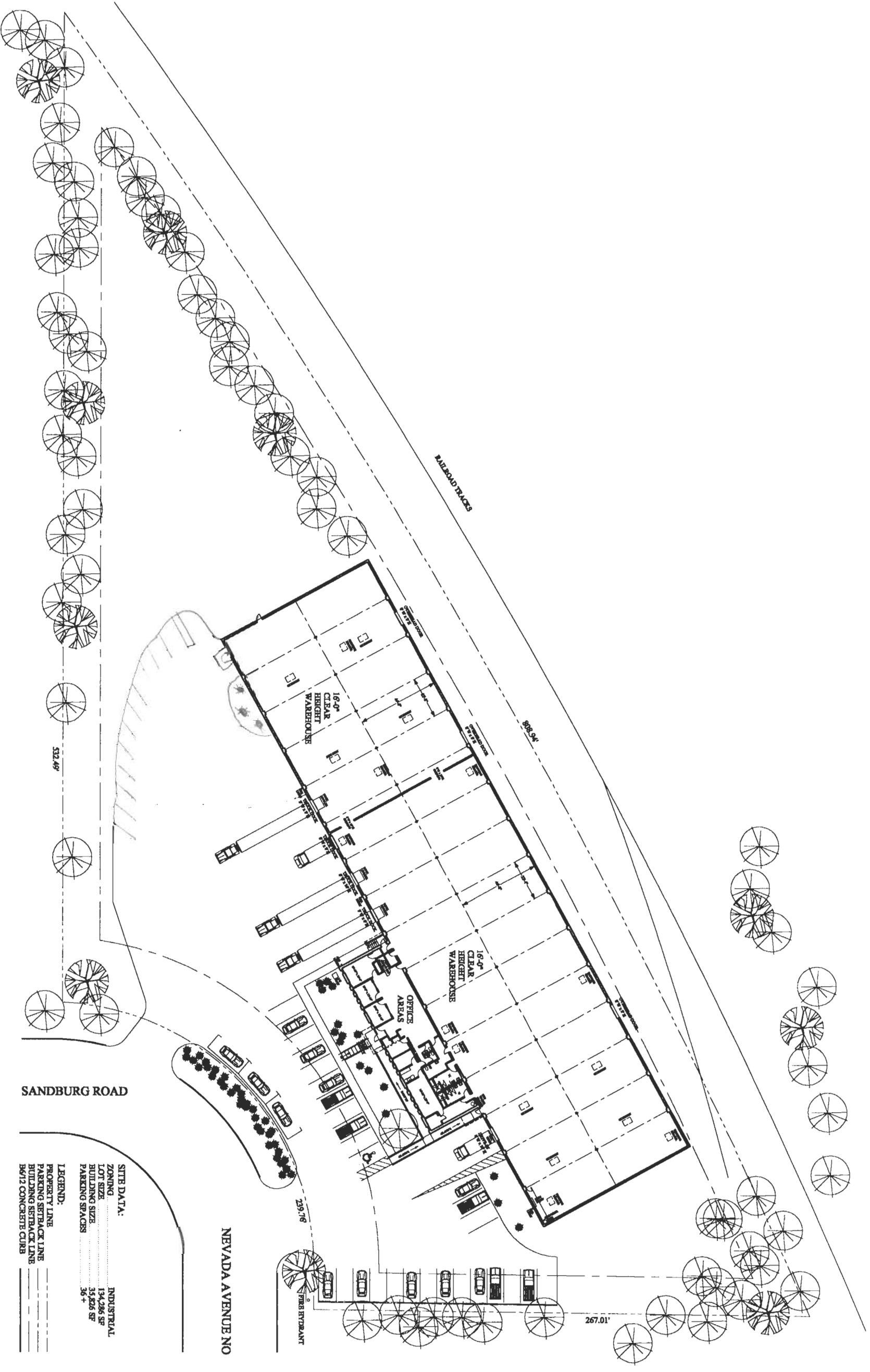


BUILDING TOTAL	35,826 SF
OFFICE TOTAL	3,426 SF
MAIN FLOOR	3,009 SF
BASEMENT	417 SF
WAREHOUSE TOTAL	32,400 SF

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	---

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

2301 Nevada Avenue North Golden Valley, MN 55427

Site Plan
 Date: May 2001