



Asking Rent: \$15.00/SF

**Warehouse for Lease in Golden Valley**

# Property Overview

This space is the premier suite in this building offering 2,400 SF of warehouse space. This space includes a bathroom, kitchenette and additional washing station within the suite., this space is a perfect fit for a multitude local businesses. The building is well maintained and located in a quiet neighborhood just down the street from Sandburg Middle School. Within walking distance of the property are a handful of parks as well as restaurants such as Dairy Queen and Domino's Pizza. Offering flexible lease terms the building also offers access to a common lunch room and conference room available by booking.



# Key Highlights

- ✓ **2,400 SF of warehouse space**
- ✓ **Drive-In door to the warehouse**
- ✓ **Close proximity to Hwy 55 & 100**
- ✓ **Well-maintained building**
- ✓ **Flexible lease terms & local ownership**

# Lease Overview

County	Hennepin
Asking Rent	\$15 PSF
Property Type	Warehouse
Available SF	2,400 SF
Lease Type	Gross
Suite #	204
Availability Date	Now
Year Built	1982
Parking Spaces	6 dedicated parking spaces
Class	B
Sprinklers	Yes
Tenancy Type	Single



**PROPERTY PHOTOS**

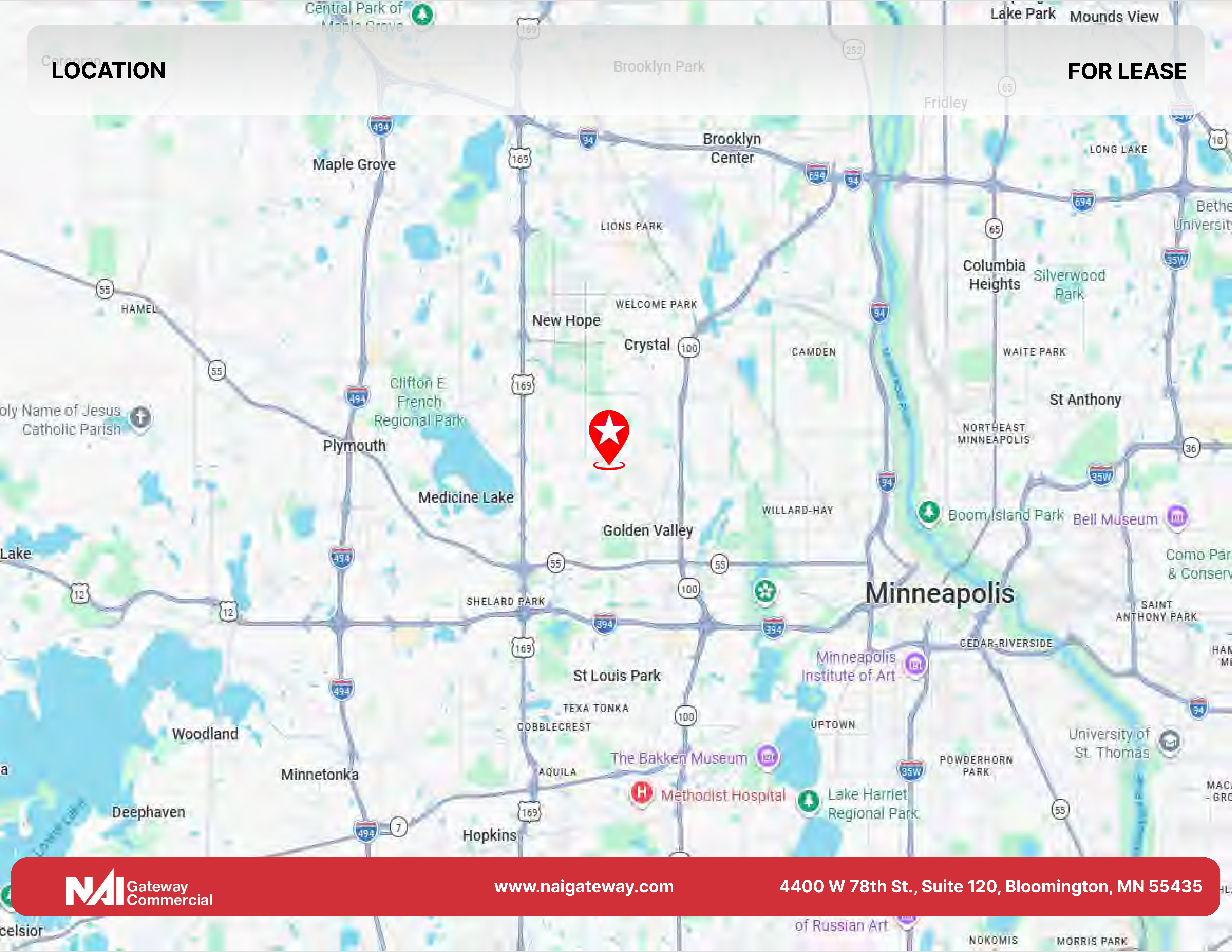


**FOR LEASE**



**LOCATION**

**FOR LEASE**



**DEMOGRAPHIC SUMMARY**

2525 Nevada Ave N, Suite 204, Minneapolis, Minnesota, 55427

Ring of 5 miles

**KEY FACTS**

**286,286**

Population



**122,263**

Households

**37.3**

Median Age

**\$72,815**

Median Disposable Income

**EDUCATION**

**5.5%**

No High School Diploma



**18.3%**

High School Graduate



**27.0%**

Some College/  
Associate's Degree



**49.2%**

Bachelor's/Grad/  
Prof Degree

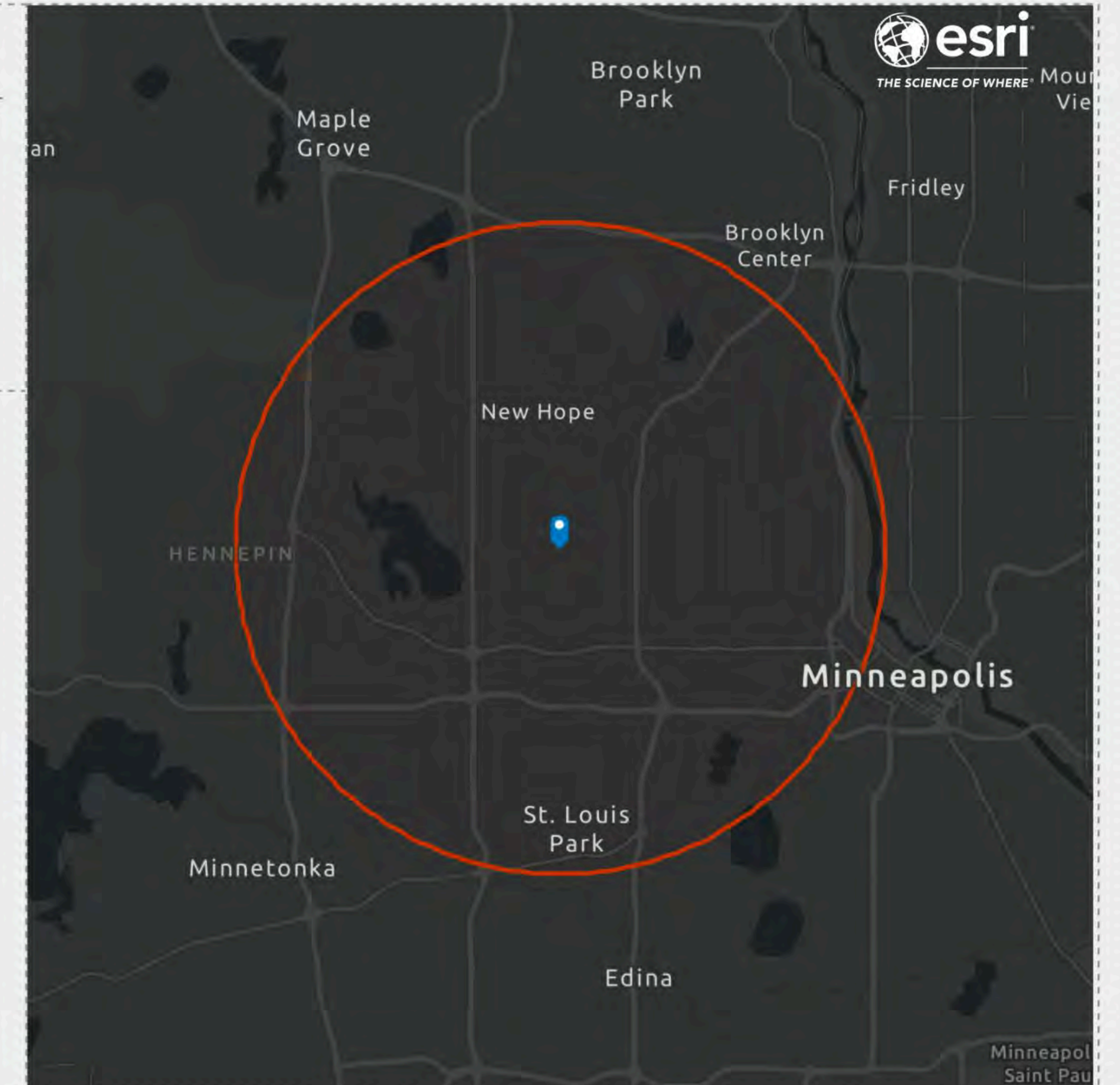
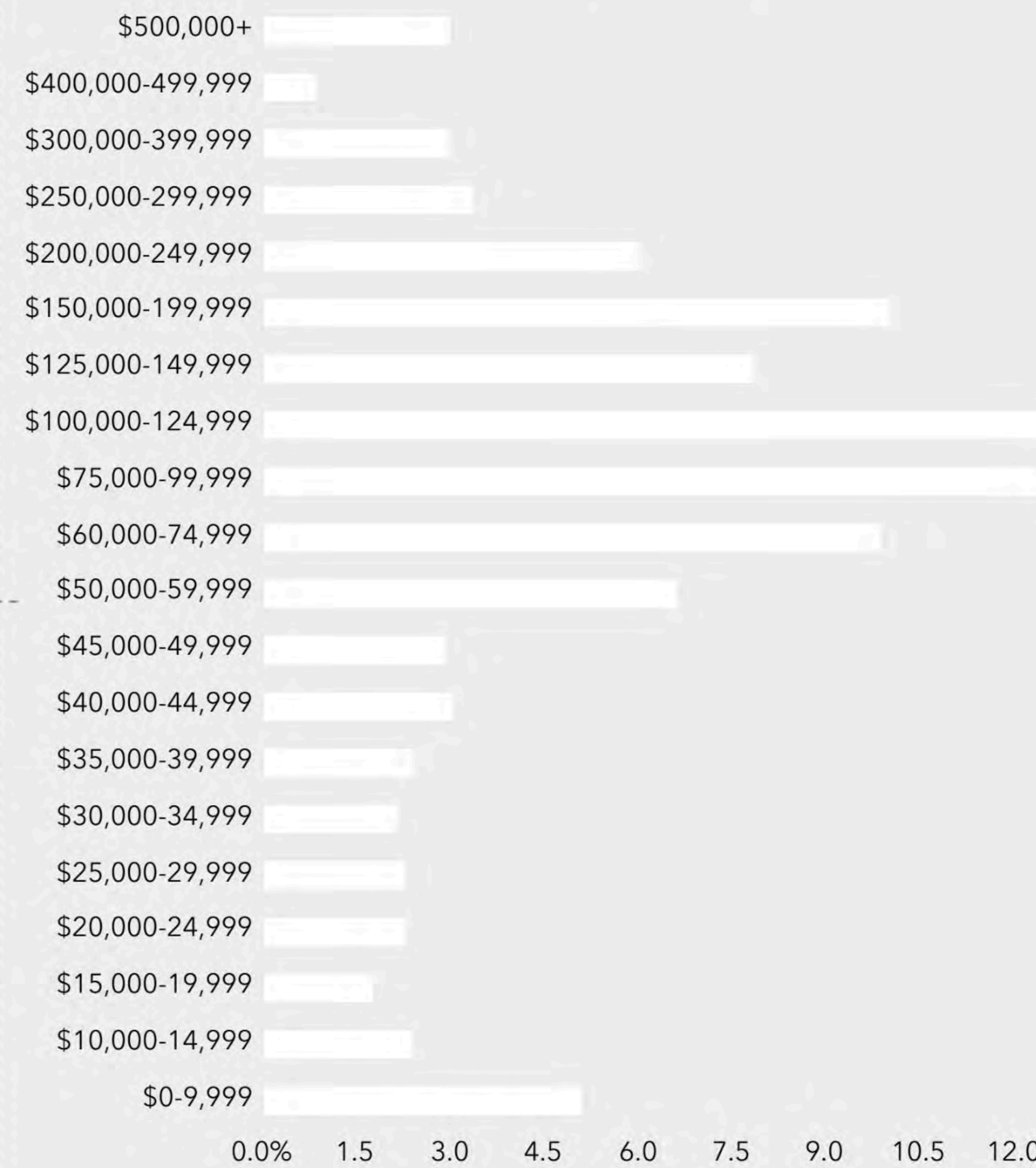
**INCOME**

**\$92,024**  
Median Household Income

**\$55,011**  
Per Capita Income

**\$226,565**  
Median Net Worth

**HOUSEHOLD INCOME**



**EMPLOYMENT**

**74.9%**

White Collar

**15.5%**

Blue Collar

**14.0%**

Services

**4.9%**

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

# Business Key Facts

2525 Nevada Ave N, Suite 204, Minneapolis, Minnesota, 55427 | Rings: 5 mile radii



This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

### Key Statistics

**11.3K**

Total Businesses

**187K**

Total Employees

**\$30.9B**

Total Sales

**4.9%**

Unemployment Rate

### Largest Businesses in Area

**25\***

100 or More Employees

**25\***

\$10M+ Annual Sales Vol

Most Employees

Coloplast Corp

Headquarters

8,521

Highest sales volume

Abbott Cardiovascular

Branch

\$568M

### Daytime Population



**286,286**

Total Population



**319,711**

Total Daytime Population

Ratio of daytime to total population:

**1.12**

Values > 1.0 mean that more people come to the area during the day than live there.



**Suburb**

Dominant Urbanicity Type



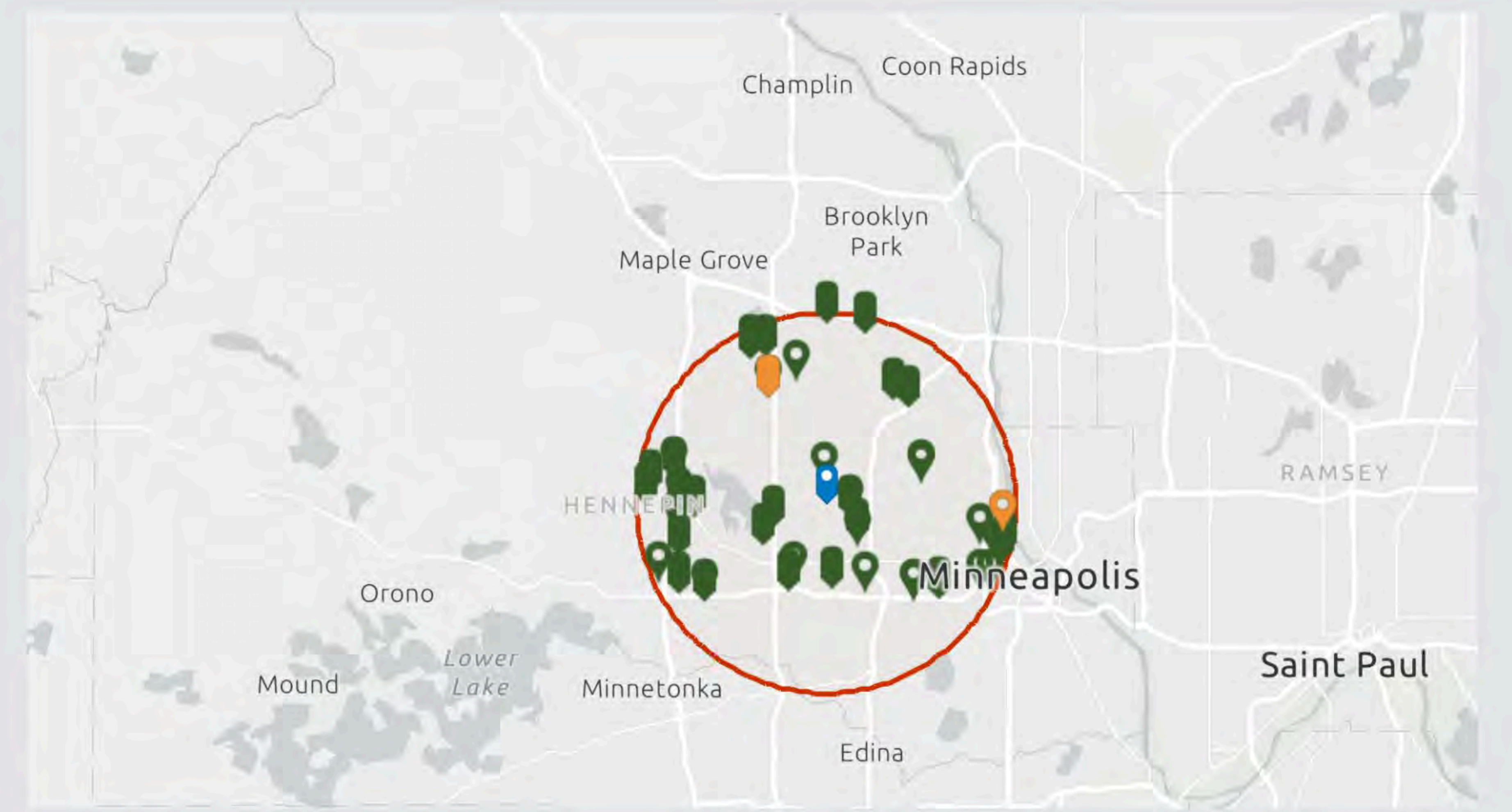
**10.3**

Avg Number of Employees



**143**

Total Businesses Per Square Mile



NEARBY RETAIL

FOR LEASE




# NAI Gateway Commercial



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Whether you are looking to buy, sell, lease, or rent, our agents at NAI Gateway are committed to helping you secure the right opportunity. When you choose to work with us, you gain a dedicated team focused on achieving your goals.

At NAI Gateway, we are driven to deliver exceptional service at every stage of the transaction. Our experienced brokers bring deep expertise across retail, industrial, and office properties, along with a strong understanding of local market conditions. This knowledge allows us to negotiate favorable terms and create strategic solutions tailored to each client.

Our client relationships are the foundation of our success. Through clear communication, timely updates, and a proactive approach, we keep you informed and positioned for success throughout the entire process.