

FOR LEASE

Owned and Operated by



Golden Valley Distribution Center

900 N Hills Blvd, Ste 303

±48,000 SF



**LEASING INFO
& CONTACT**

Steve Kucera, SIOR, CCIM

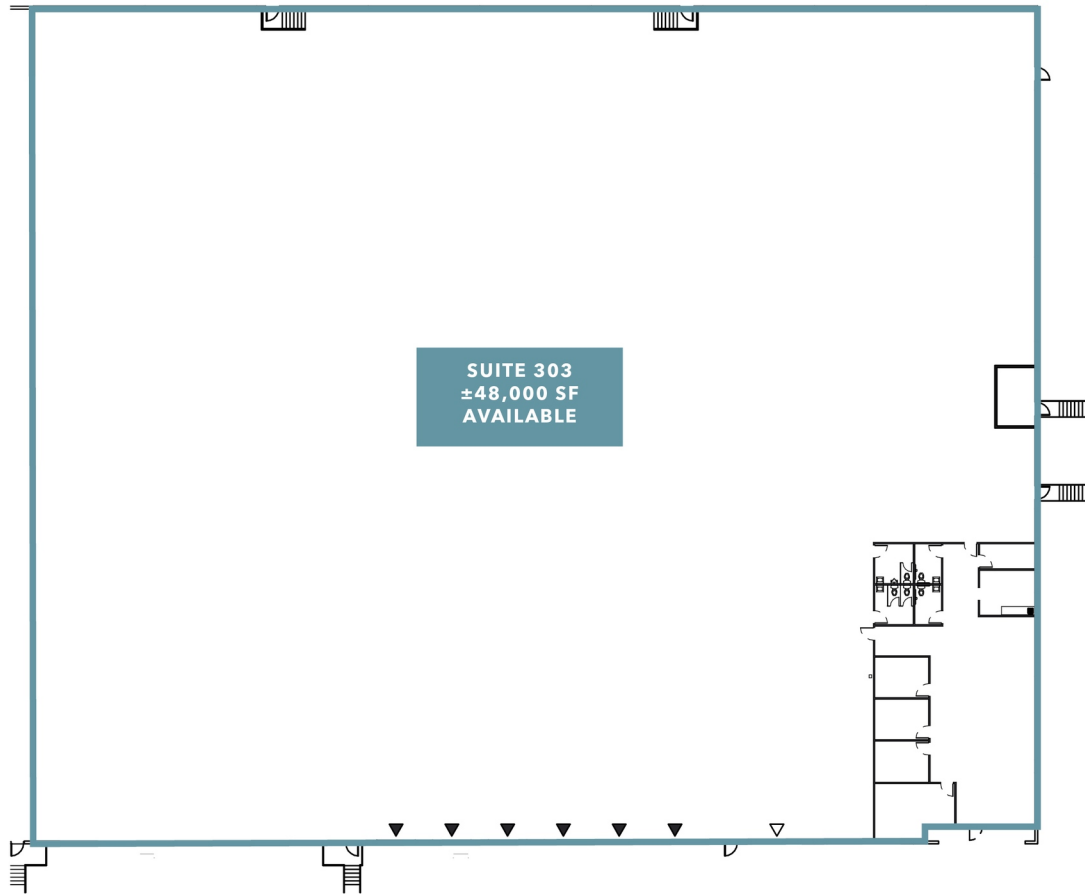
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Lic. # S.0172550



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



Property Highlights

Available	October 1, 2023
Lease Rate	Negotiable
Est. OPEX	\$0.13/mo psf
Available Space	±48,000 SF
Office Space	±2,810 SF
Dock-High Doors	6
Drive-In Doors	1
Ceiling Clear Height	26'
Column Spacing	40' X 40'
Sprinkler Rating	ESFR
Power	600 amps/480 Volt, 3 phase (additional 600A available)
Lighting	LED
Built	1997
Zoned	Industrial (I)

