

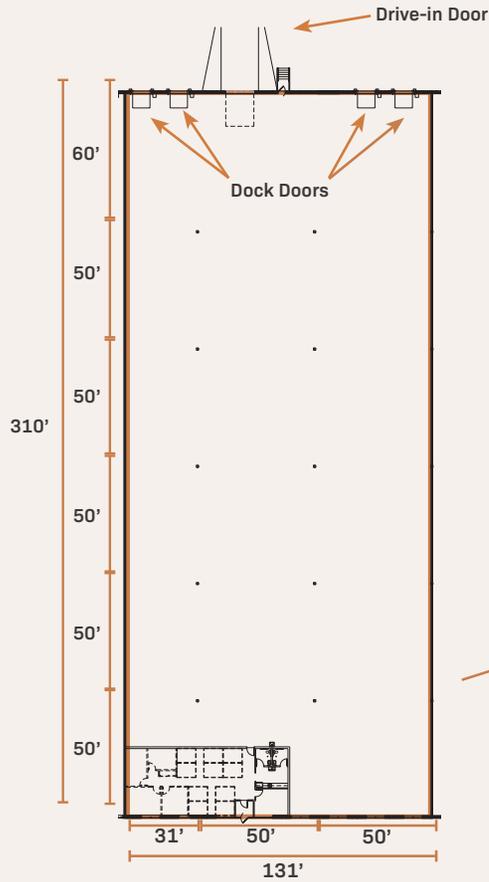
GOLDEN VALLEY

B U S I N E S S C E N T E R



CBRE

SPECIFICATIONS



ADDRESS: 651 Douglas Dr. N
Golden Valley, MN 55422



TOTAL BUILDING SIZE: 217,000 SF
Available: 40,736 SF
Office SF: 2,107
Warehouse SF: 38,629



SITE SIZE: 13.74 acres



COLUMNS: 50'x50' with 60' speed bay



DOCK DOORS: (4) dock doors w/ manual levelers



DRIVE IN DOOR: (1) 12' x 14' drive-in



FIRE PROTECTION: ESFR System



CLEAR HEIGHT: 32'



PARKING: 241 parking stalls



TRUCK COURT DEPTH: 180'



FLOOR THICKNESS: 7" unreinforced



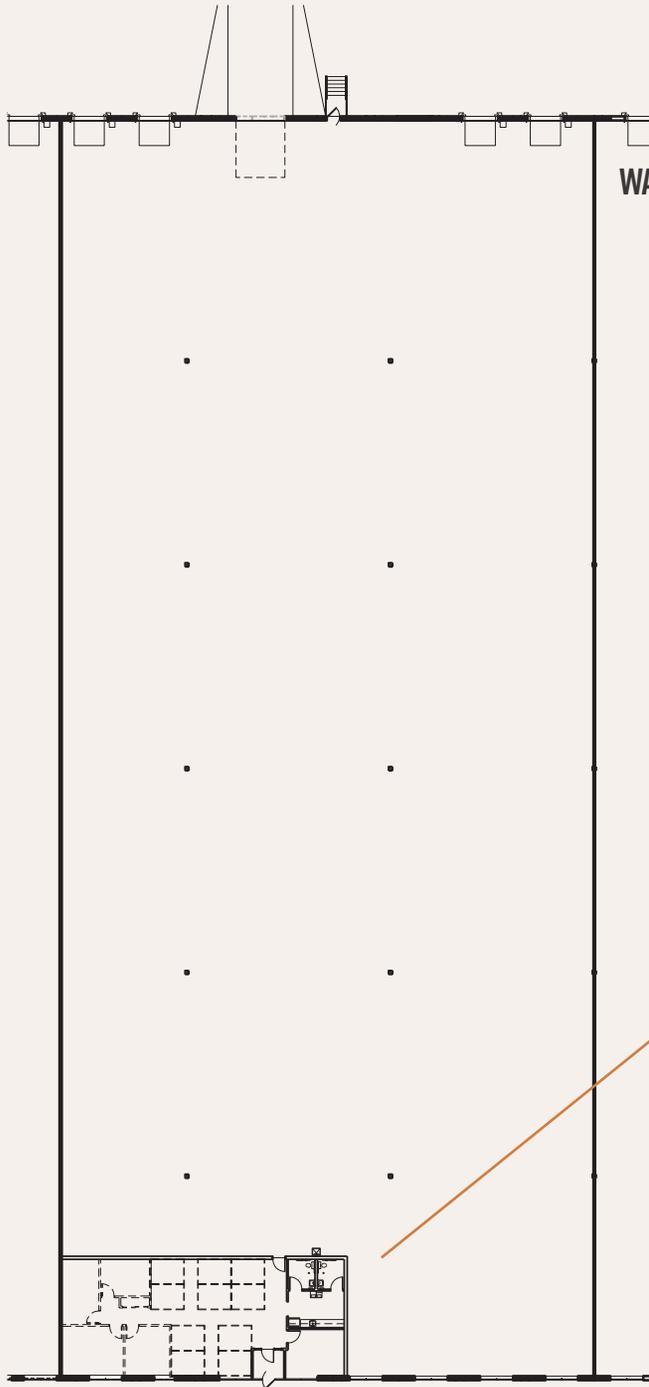
RENTAL RATES: Negotiable



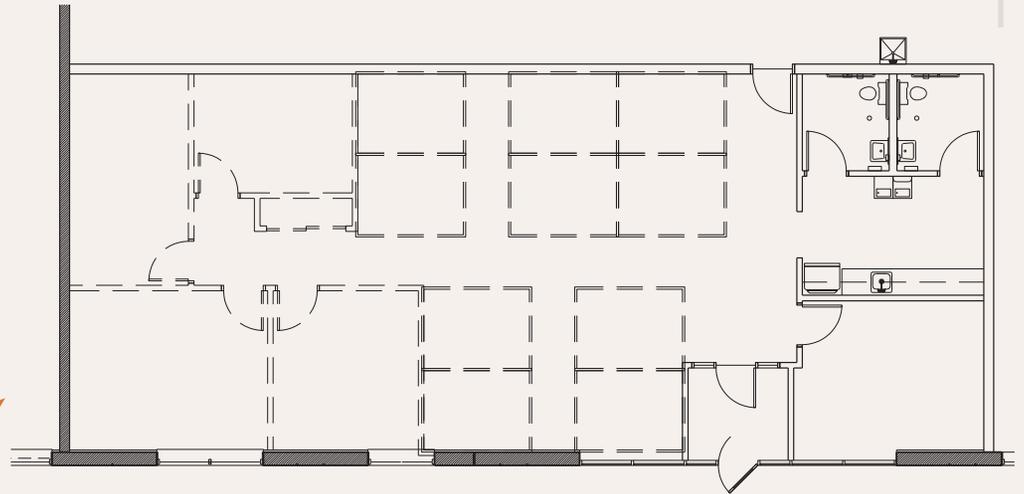
ESTIMATED CAM/TAX:

+ 2025: \$2.91/SF

FLOOR PLAN



WAREHOUSE: 38,629 SF



OFFICE: 2,107 SF





Available
40,736 SF

Leased

Leased

Leased

Douglas Dr. N

Country Club Dr.



DOWNTOWN MINNEAPOLIS

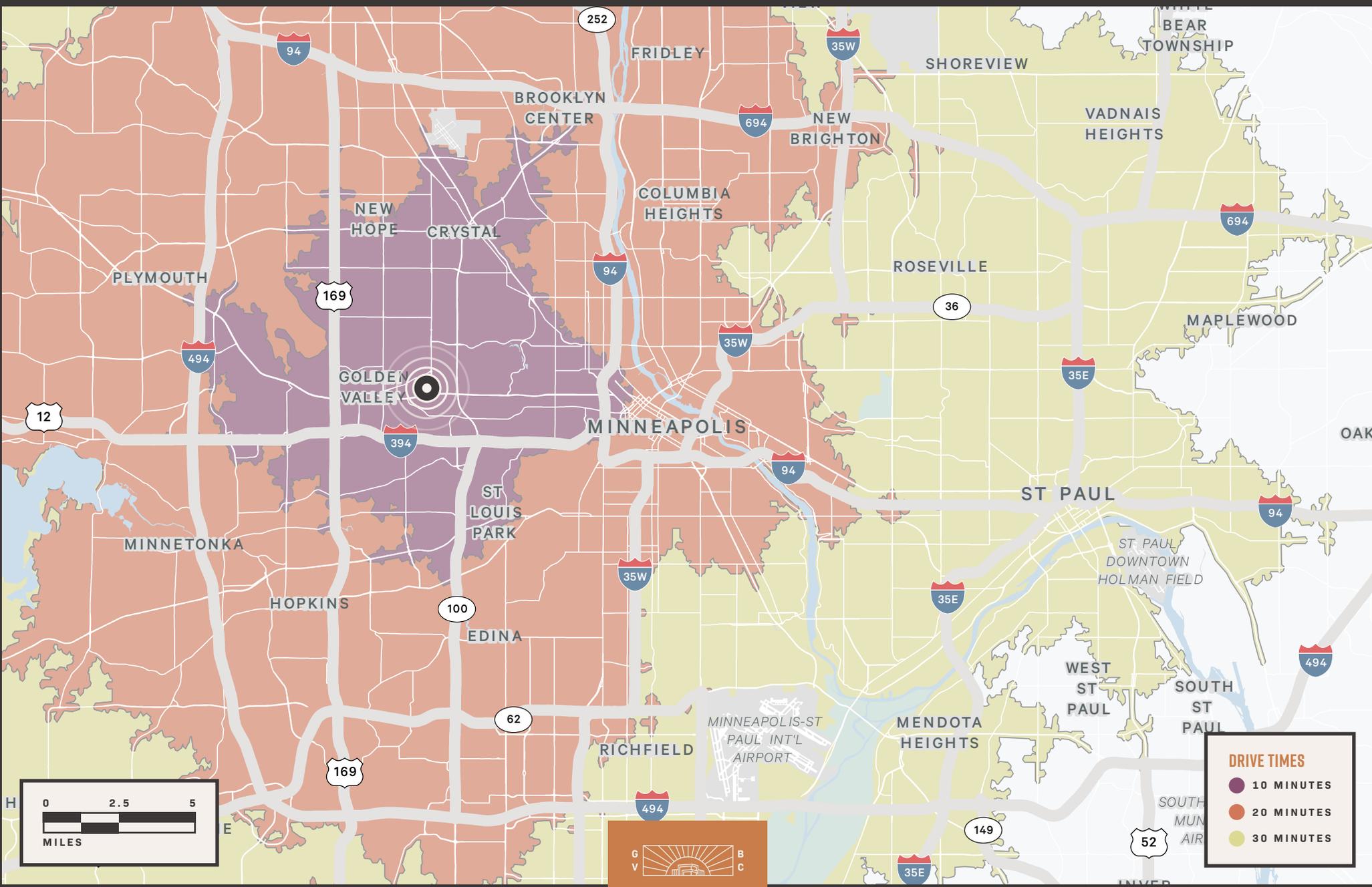
5.2 MILES

SITE

MINNESOTA
100

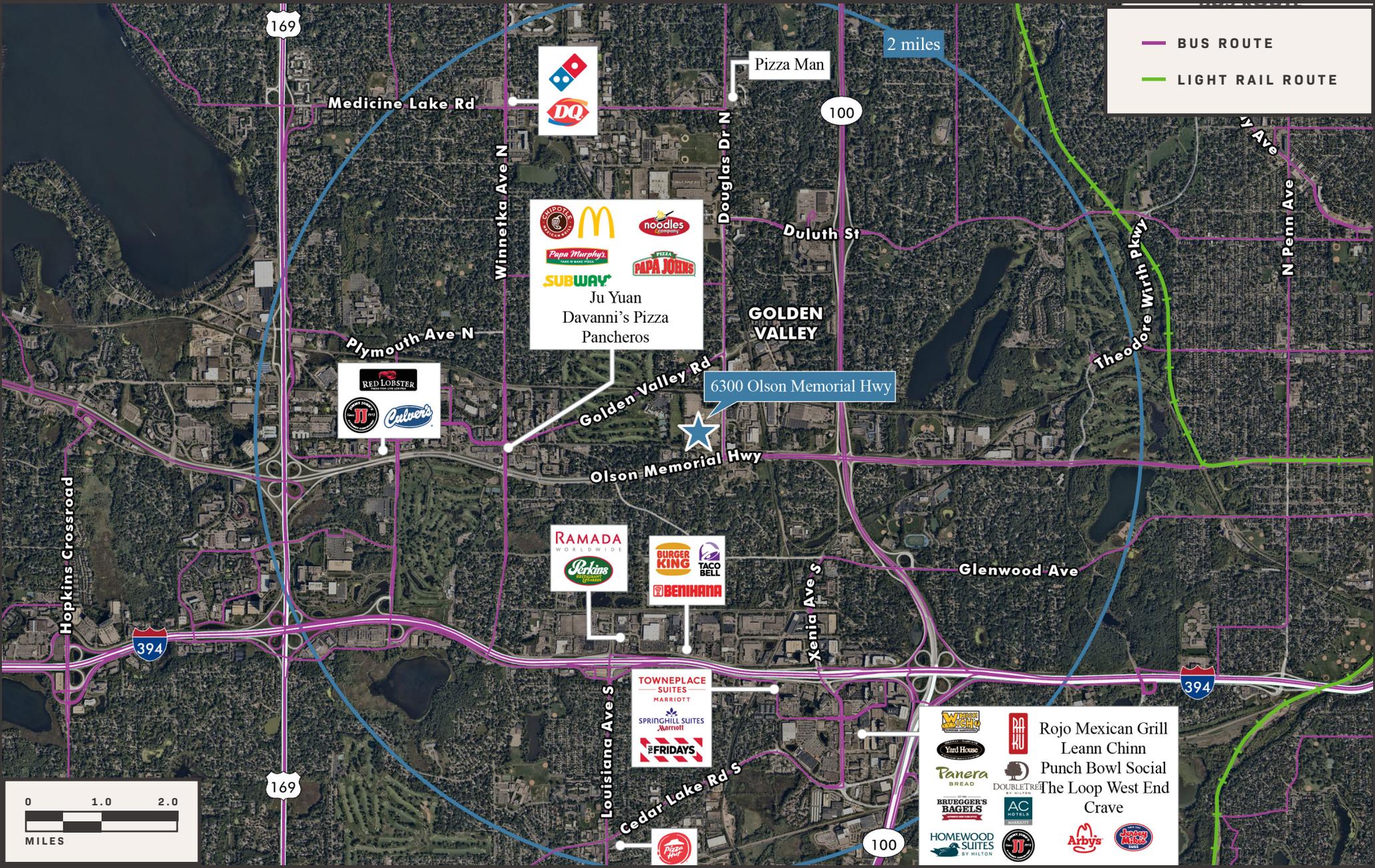
MINNESOTA
55

DRIVE TIME MAP



DRIVE TIMES

- 10 MINUTES
- 20 MINUTES
- 30 MINUTES



— BUS ROUTE
— LIGHT RAIL ROUTE

Pizza Man

2 miles



McDonald's
 Papa Murphy's
 SUBWAY
 Ju Yuan
 Davanni's Pizza
 Pancheros
 noodles
 PAPA JOHN'S

Winneka Ave N

Duluth St

GOLDEN VALLEY

Medicine Lake Rd

Plymouth Ave N

Golden Valley Rd

6300 Olson Memorial Hwy

Olson Memorial Hwy

RED LOBSTER
 TJ
 Outback

RAMADA
 WORLDWIDE
 Perkins

BURGER KING
 TACO BELL
 BENIHANA

Xenia Ave S

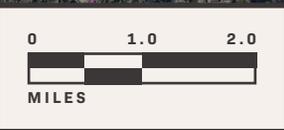
Glenwood Ave

TOWNEPLACE SUITES
 MARRIOTT
 SPRINGHILL SUITES
 MARRIOTT
 FRIDAYS

Louisiana Ave S

Cedar Lake Rd S

WINGS
 Yard House
 Panera BREAD
 BRUEGGER'S BAGELS
 HOMewood SUITES BY HILTON
 Rojo Mexican Grill
 Leann Chinn
 Punch Bowl Social
 The Loop West End
 Crave
 AC HOTELS MARRIOTT
 Arby's
 Jason's Deli



AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2024 POPULATION	98,469	353,252	1,160,499
2024 HOUSEHOLDS	43,194	165,311	491,920
2024-2029 ANNUAL HH GROWTH RATE	0.32%	0.71%	0.54%
	3 MILES	5 MILES	10 MILES
2024 AVERAGE HOUSEHOLD INCOME	\$130,26	\$119,488	\$126,936
2024 BUSINESSES	4,453	18,230	51,536
2024 EMPLOYEES	83,166	363,467	961,831







#1 ON THE LARGEST REAL ESTATE DEVELOPERS LIST FOR SEVEN CONSECUTIVE YEARS

MINNEAPOLIS | DENVER | AUSTIN
UPROPERTIES.COM



UNITED PROPERTIES
CREATING DEEP ROOTS



GOLDEN VALLEY

BUSINESS CENTER

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CBRE

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