

FOR LEASE

Owned and Operated by



Golden Valley Distribution Center

900 N Hills Blvd, Ste 300 & Ste 302

±128K SF | Divisible to ±88K & ±40K SF



**LEASING INFO
& CONTACT**

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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	June 1, 2024
Lease Rate	Negotiable
Est. OPEX	\$0.13/mo psf
Available Space	±128,000 SF Divisible to ±88K & ±40K SF
Office Space	±6,365 SF Total Ste 300 - ±3,250 SF Ste 302 - ±3,115 SF
Dock-High Doors	20, Ste 300 - 14 Ste 302 - 6
Drive-In Doors	3, Ste 300 - 2 Ste 302 - 1
Clear Height	26'
Column Spacing	40' X 40'
Sprinkler Rating	ESFR
Power	1,600 amps 277/480 V Ste 300 - 800A 480V 277/480V Ste 302 - 800A 480V 277/480V
Lighting	LED
Built	1996
Zoned	Industrial (I)

