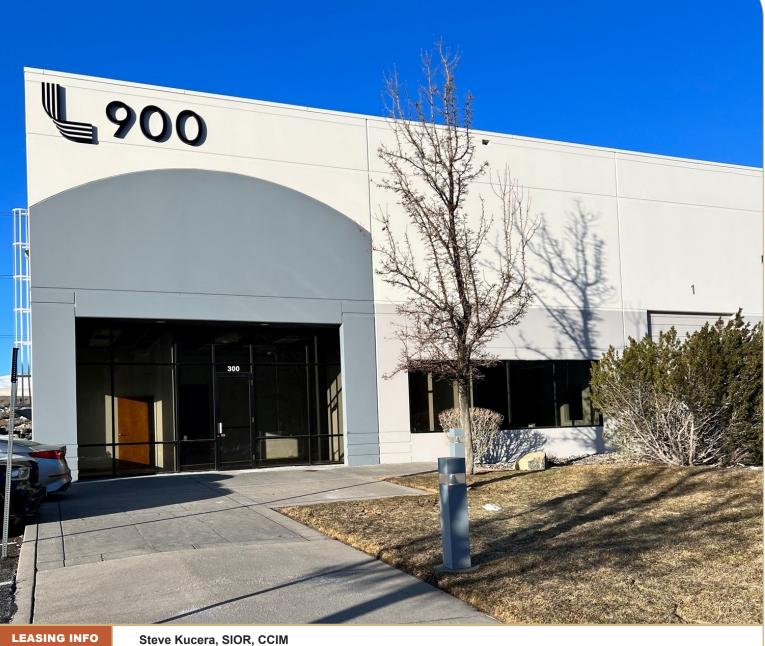
= LINK

## **Golden Valley Distribution Center**

900 N Hills Blvd, Ste 300 & Ste 302

## ±128K SF | Divisable to ±88K & ±40K SF



LEASING INFO & CONTACT

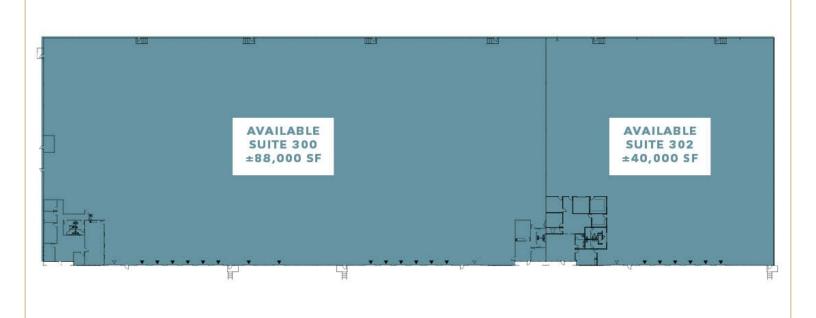
775.470.8866 steve.kucera@kidder.com Lic. # S.0172550



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.

## Golden Valley Distribution Center





## **Property Highlights**

Available	June 1, 2024
Lease Rate	Negotiable
Est. OPEX	\$0.13/mo psf
Available Space	±128,000 SF Divisiable 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)

