

# Golden Valley II

6,380 - 22,440 SF Available

8325 - 8459 10th Avenue North  
Golden Valley, MN 55427



## Contact Us

**TOM  
BENNETT**

+1 952 924 4897

[tom.bennett@cbre.com](mailto:tom.bennett@cbre.com)

**TOM  
HAYHOE**

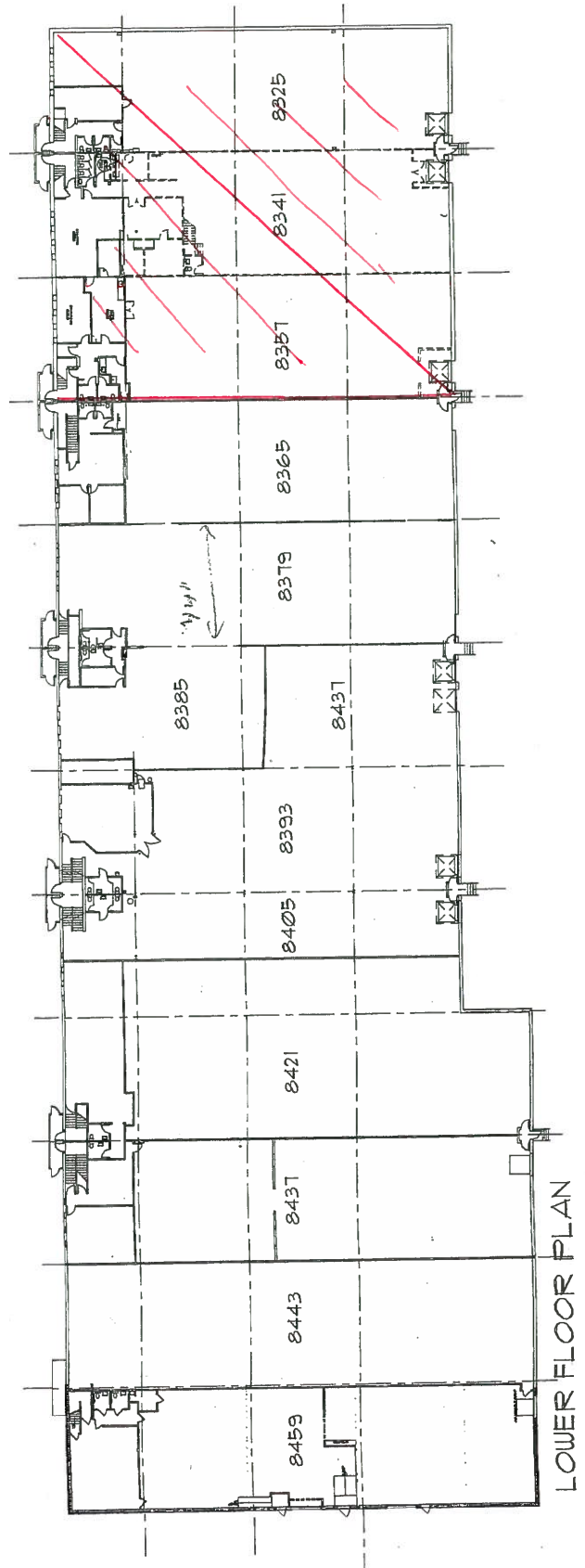
+1 952 924 4804

[tom.hayhoe@cbre.com](mailto:tom.hayhoe@cbre.com)

**PARKER  
RICKERT**

+1 612 845 8022

[parker.rickert@cbre.com](mailto:parker.rickert@cbre.com)

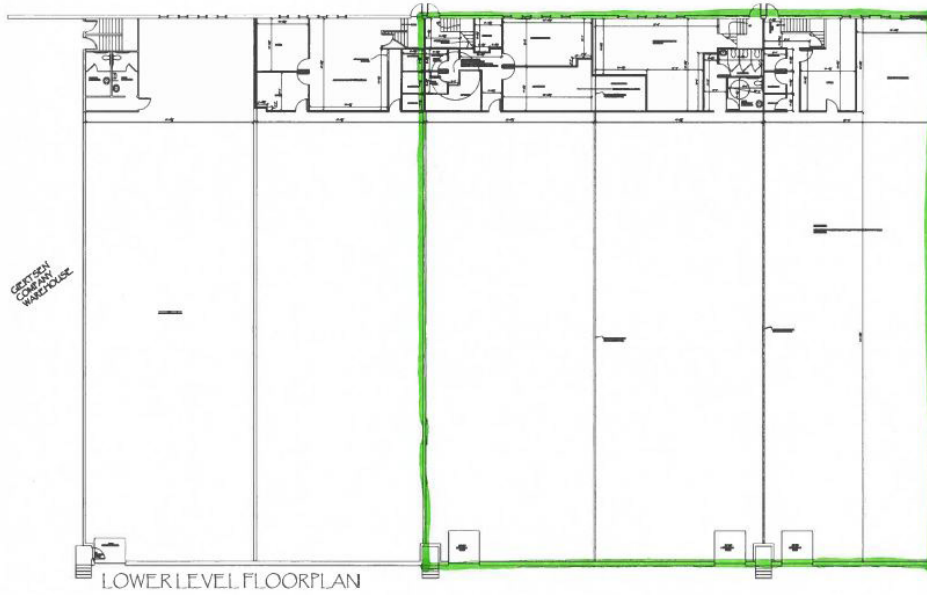


## Vacancy Overview

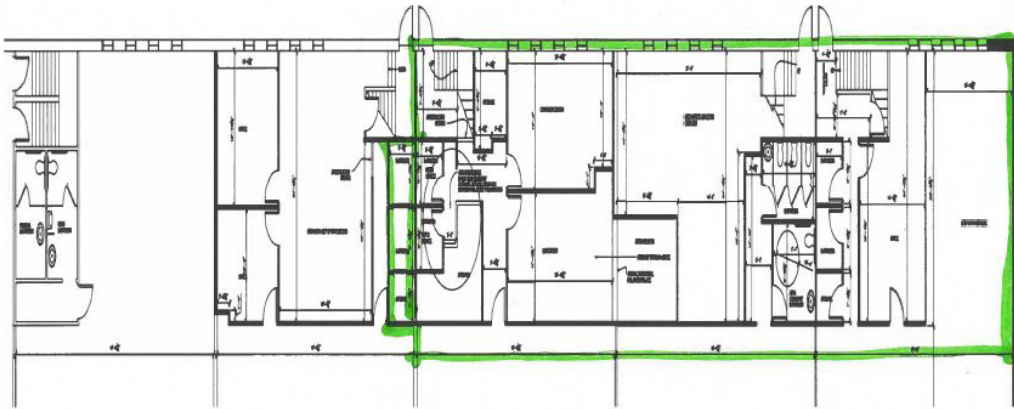
### Suite 8325 - 8357

- + 22,440 SF Total
- + 3,300 SF Lower Office
- + 3,300 SF Upper Office
- + 15,840 SF Warehouse
- + 3 dock doors

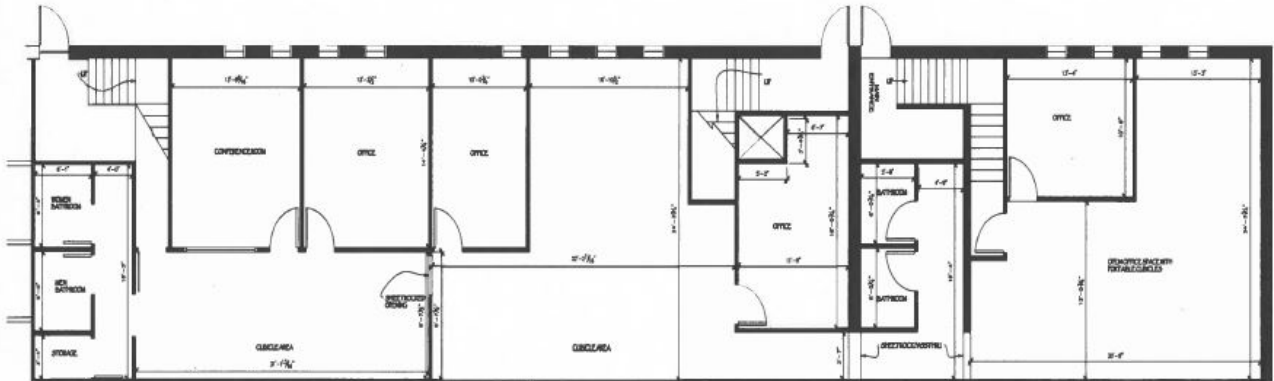
Lower Level



Office Space



Upper Level

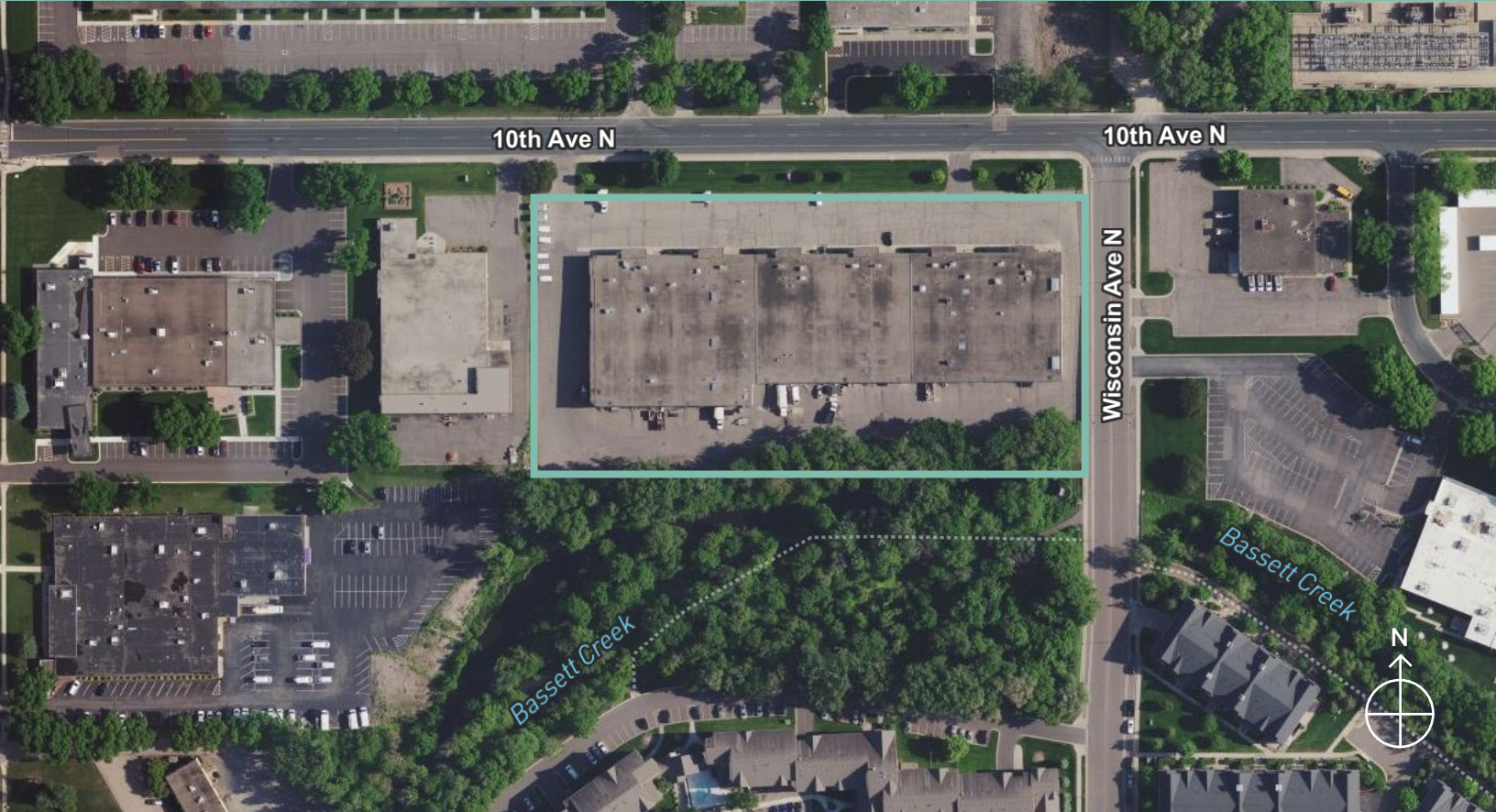


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# For Lease

*Nicely maintained office/warehouse with Local, Aggressive Ownership*



## Property Specifications

### 2024 Est Re. Tax & Op Exp.

+ \$4.44 PSF

### Lease Rates

+ Negotiable

### Clear Height

+ 20'

### Loading

+ 3 (10'x8') Dock Doors

# 22,440

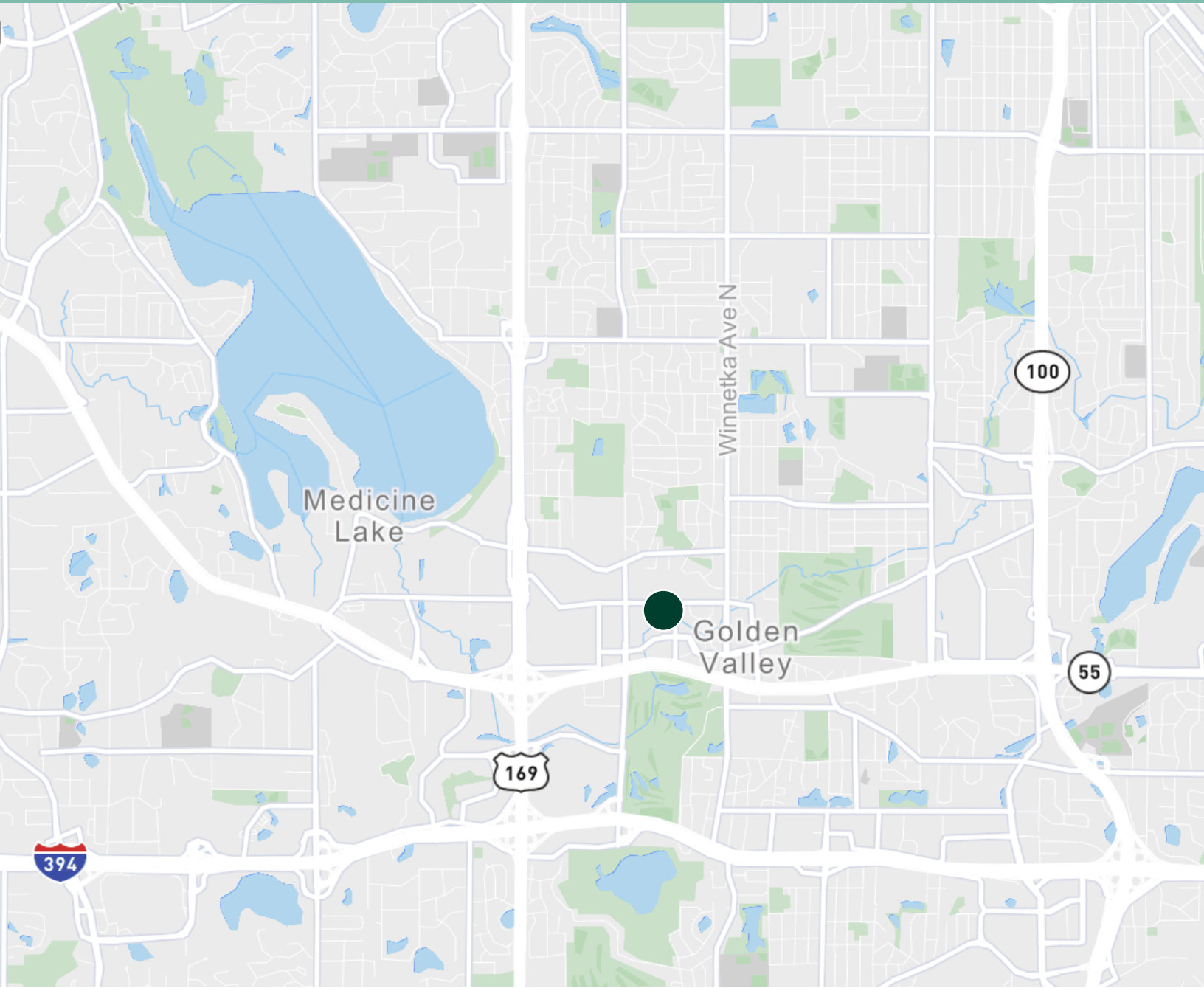
Available SF

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For Lease

Convenient location off Hwy. 55 and Hwy. 169



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**CBRE**