

651 DOUGLAS DRIVE N

GOLDEN VALLEY, MN

16,523 SF
AVAILABLE
FOR SUBLEASE



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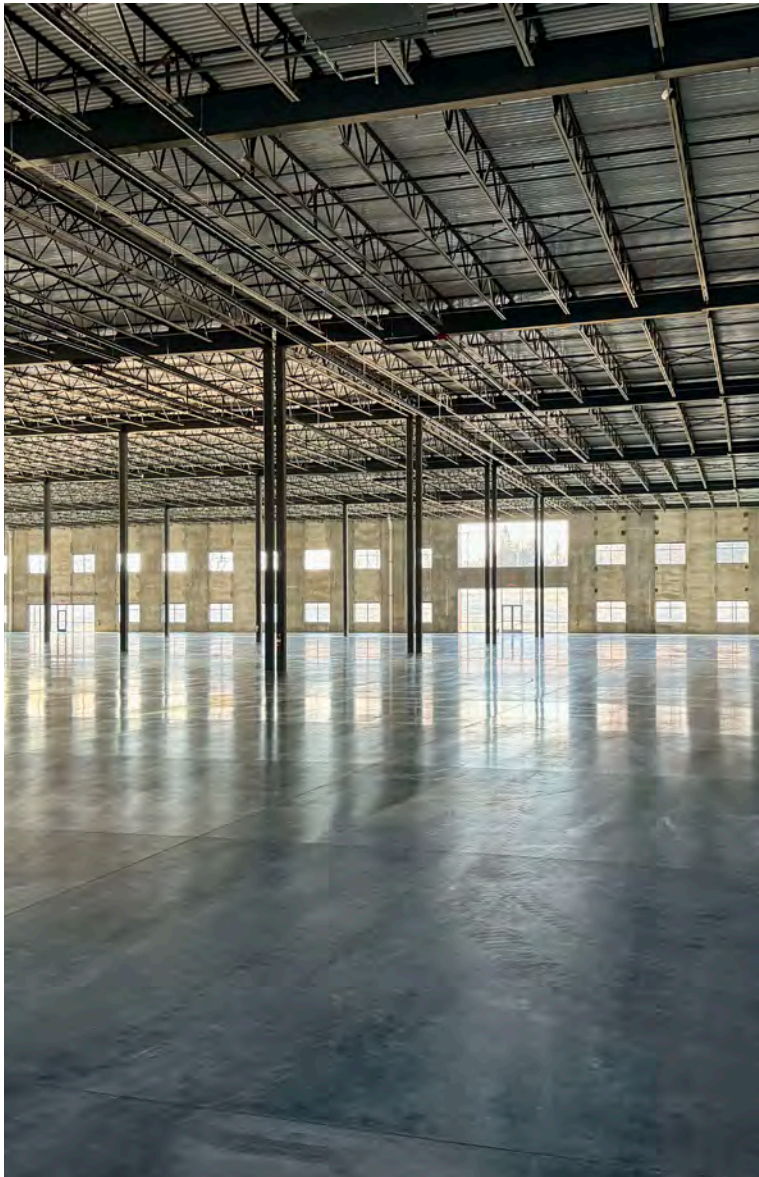


TRANSWESTERN

REAL ESTATE
SERVICES

SPACE THAT FITS YOUR NEEDS

651 DOUGLAS DRIVE NORTH



ROCK-SOLID INFRASTRUCTURE

651 DOUGLAS DRIVE NORTH

AVAILABLE
NOW

LOADING DOCKS
DOCK DOORS:
1

CONCRETE SLAB
7" UNREINFORCED

BUILT
2024

PARKING
CAR: 17 SPACES (1.11 STALLS/1,000 SF)

TELECOMMUNICATION
COMCAST

PROPERTY TYPE
BULK DISTRIBUTION
ZONING: LIGHT INDUSTRIAL

TRUCK COURT
180'

LEASE RATES
\$19,000/MONTH GROSS

AVAILABILITY
16,523 SF

FIRE PROTECTION
ESFR SPRINKLERS

COLUMN SPACING
OFFICE: 50' X 50'
SPEEDBAY: 60'

HVAC + HUMIDITY CONTROL
WAREHOUSE: HEAT

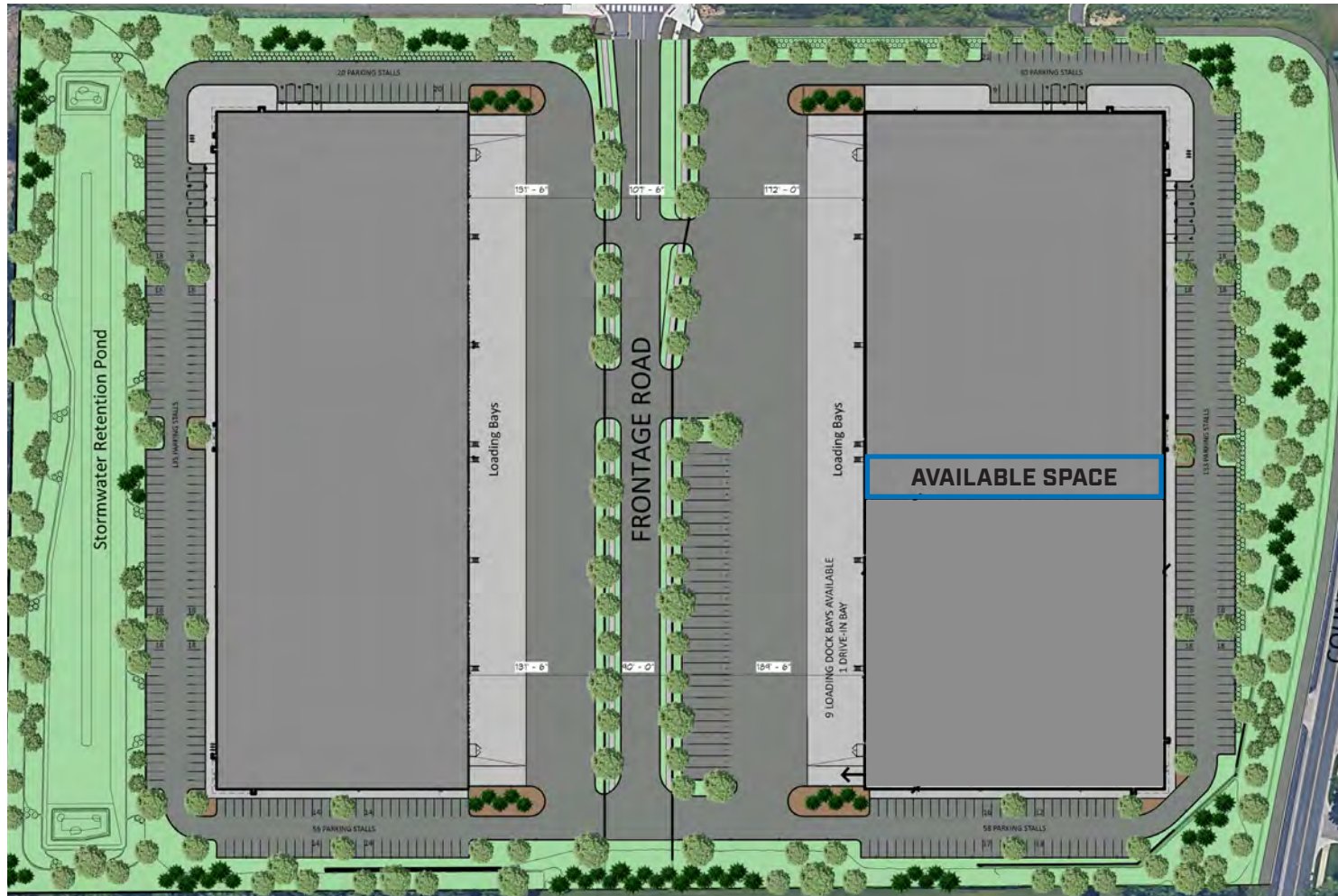
CLEAR HEIGHT
WAREHOUSE: 32'

LIGHTING
LED

A SPACE THAT FITS YOUR NEEDS

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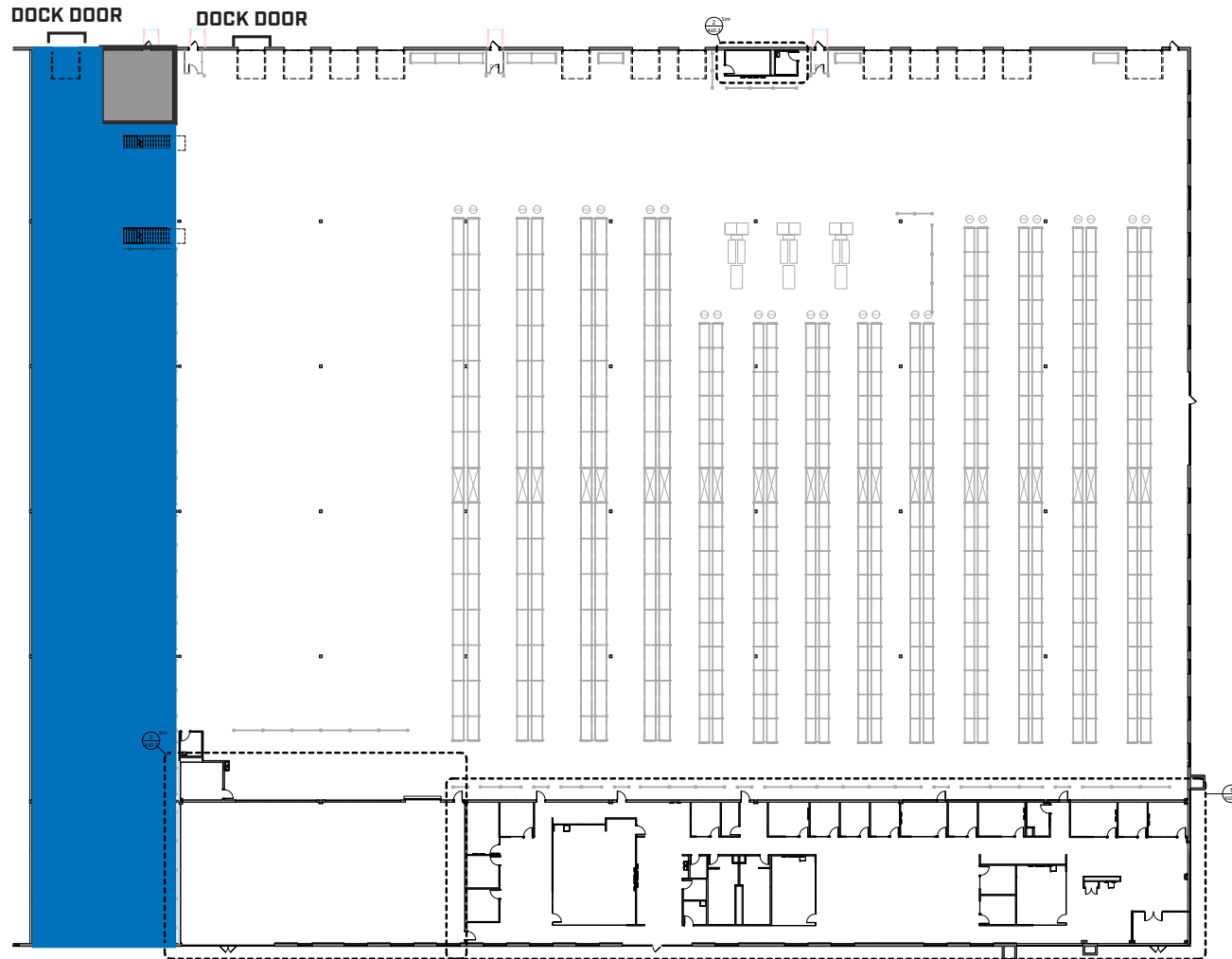
SITE PLAN





A SPACE THAT FITS YOUR NEEDS

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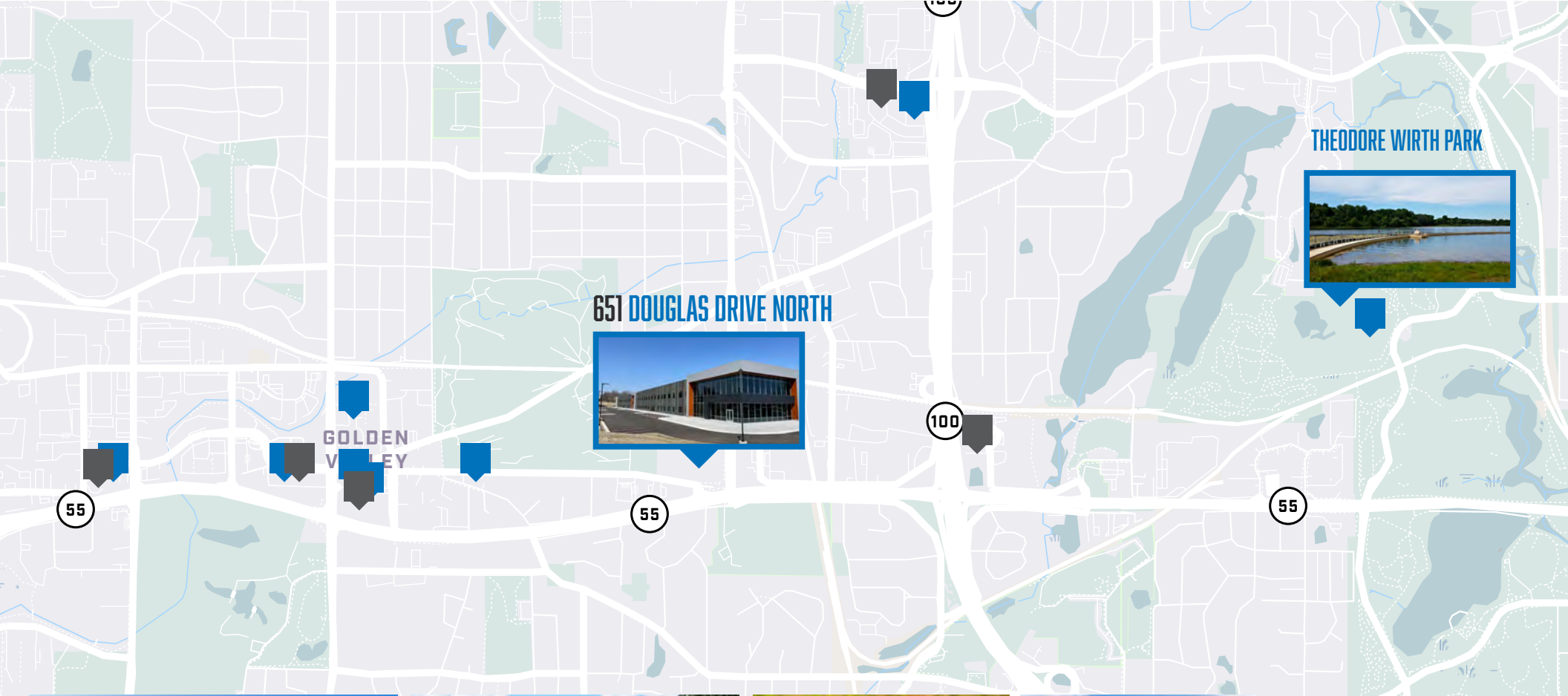
FLOOR PLAN



-  WAREHOUSE
-  MECHANICAL ROOM

AMENITIES

651 DOUGLAS DRIVE NORTH



THEODORE WIRTH PARK

651 DOUGLAS DRIVE NORTH

GOLDEN VALLEY

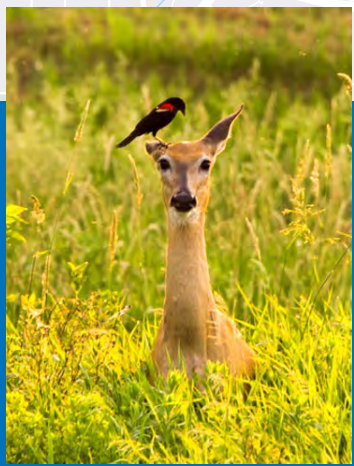
55

55

100

55

 FOOD FAVORITES  RETAIL HOT SPOTS



WITHIN 5 MILES:

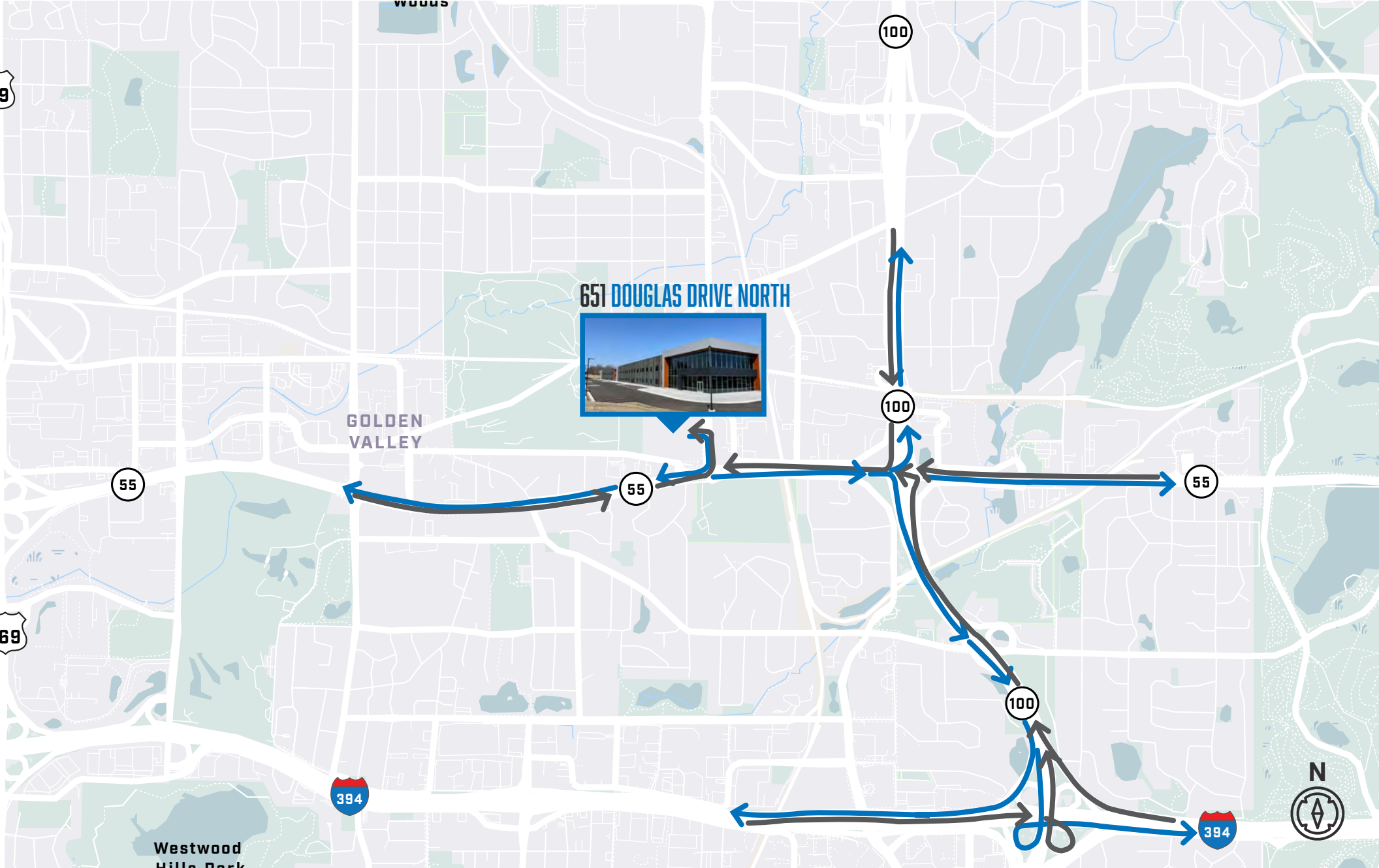
440 UNFORGETTABLE RESTAURANTS

27 CAFFEINE PACKED COFFEE SHOPS

200 CONVENIENT RETAIL SHOPS

HIGHWAY ACCESS

651 DOUGLAS DRIVE NORTH




A STRONG ECONOMY

Minnesota ranks as the #1 best state for small business owners [knuffman.org] with Minneapolis–St. Paul ranking 3rd for business startups [business.org]. Minnesota is considered in the Top 10 states with the brightest economic future (Fast Company) and the tech sector accounts for an estimated \$28 billion of the overall Minnesota economy [CompTIA Cyberstates]. Overall, Minnesota, and even more specifically, the Twin Cities, are a fantastic place to plant roots for a business, big or small.

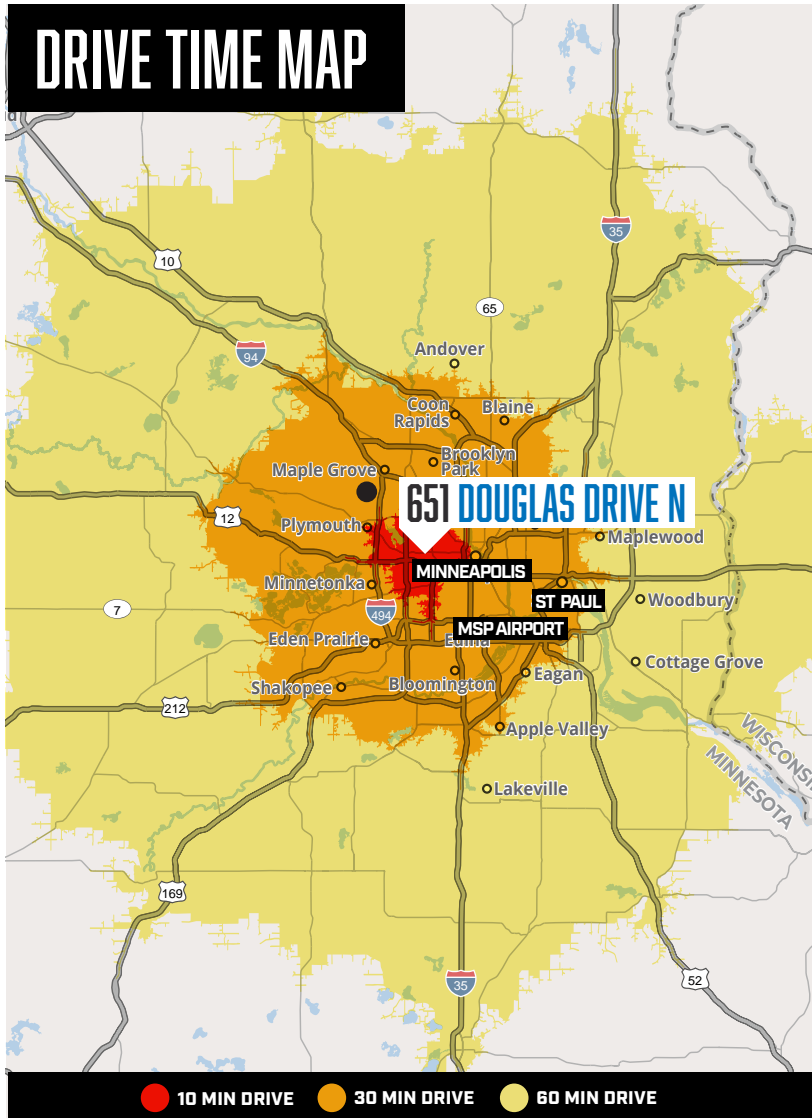


COMPARABLE MARKETS

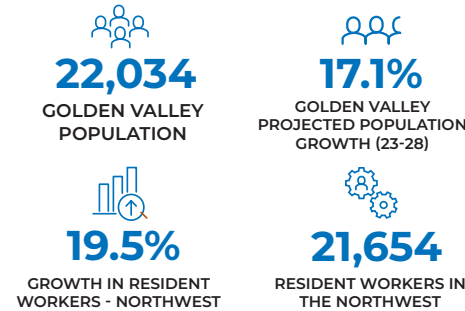
	 MINNEAPOLIS/ ST. PAUL	 CHICAGO	 COLUMBUS	 DETROIT	 ST. LOUIS	 DENVER
UNEMPLOYMENT RATE	4.0%	5.7%	3.2%	5.1%	3.4%	2.5%
MEDIAN HOUSEHOLD INCOME	\$89,972	\$80,564	\$75,464	\$69,898	\$73,017	\$94,899
AVERAGE HOME VALUE	\$415,355	\$357,638	\$306,286	\$284,665	\$285,007	\$612,961
BACHELOR'S DEGREE OR HIGHER	46%	42.0%	41.0%	35.0%	38.0%	49.0%
MEAN WORK COMMUTE	25.2 min	31.3 min	24.1 min	26.7 min	25.5 min	27.7 min
EMPLOYMENT BY INDUSTRY (industrial Employment)	18.4%	20.2%	19.6%	22.7%	19.6%	17.0%

THE FASTEST GROWING LABOR POOL

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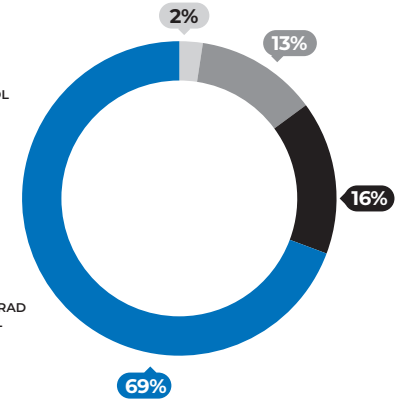


MARKET PROFILE

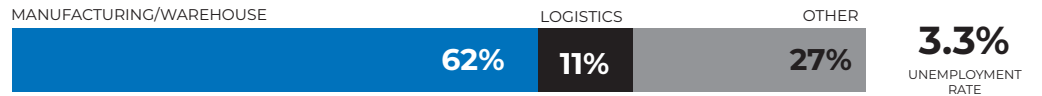


EDUCATION (EAGAN)

- 2%** NO HIGH SCHOOL DIPLOMA
- 13%** HIGH SCHOOL GRADUATE
- 16%** SOME COLLEGE
- 69%** BACHELOR'S / GRAD / PROFESSIONAL DEGREE



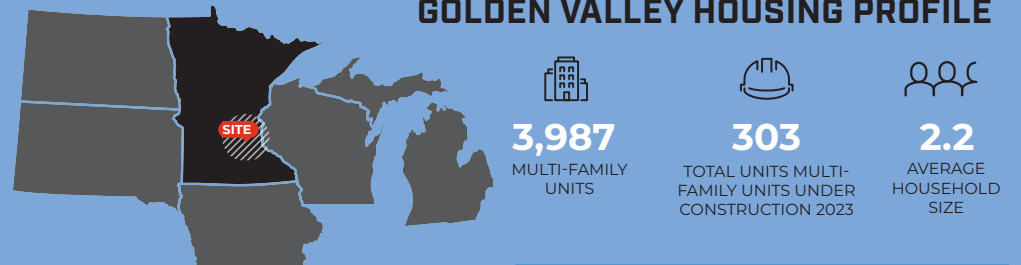
INDUSTRIAL WORK FORCE



INCOME



GOLDEN VALLEY HOUSING PROFILE





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