



# GOLDEN VALLEY

B U S I N E S S   C E N T E R

**CBRE**

# SITE PLAN



**BUILDING SIZES:** Building #1 – 182,000 SF,  
Building #2 – 217,000 SF

**SITE SIZE:** 28 acres

**RENTAL RATES:** Negotiable

**ESTIMATED CAM/TAX:**  
 + 2023: \$1.75/SF  
 + 2024: \$2.25/SF  
 + 2025: \$3.25/SF

**FIRE PROTECTION:** ESFR System

**COLUMNS:** 50'x50' with 60' speed bay  
(this is the same for both buildings)

**CLEAR HEIGHT:** Up to 32'

**DOCK DOORS:** 21 dock doors (each building)

**DRIVE IN DOORS:** 3 drive in doors (each building)

**PARKING:**

- + Building #1: 249 parking stalls
- + Building #2: 241 parking stalls, 50 trailer parking stalls

**TRUCK COURT:**

- + Building #1: 120' truck court
- + Building #2: 180' truck court





DOWNTOWN MINNEAPOLIS

5.2 MILES

SITE

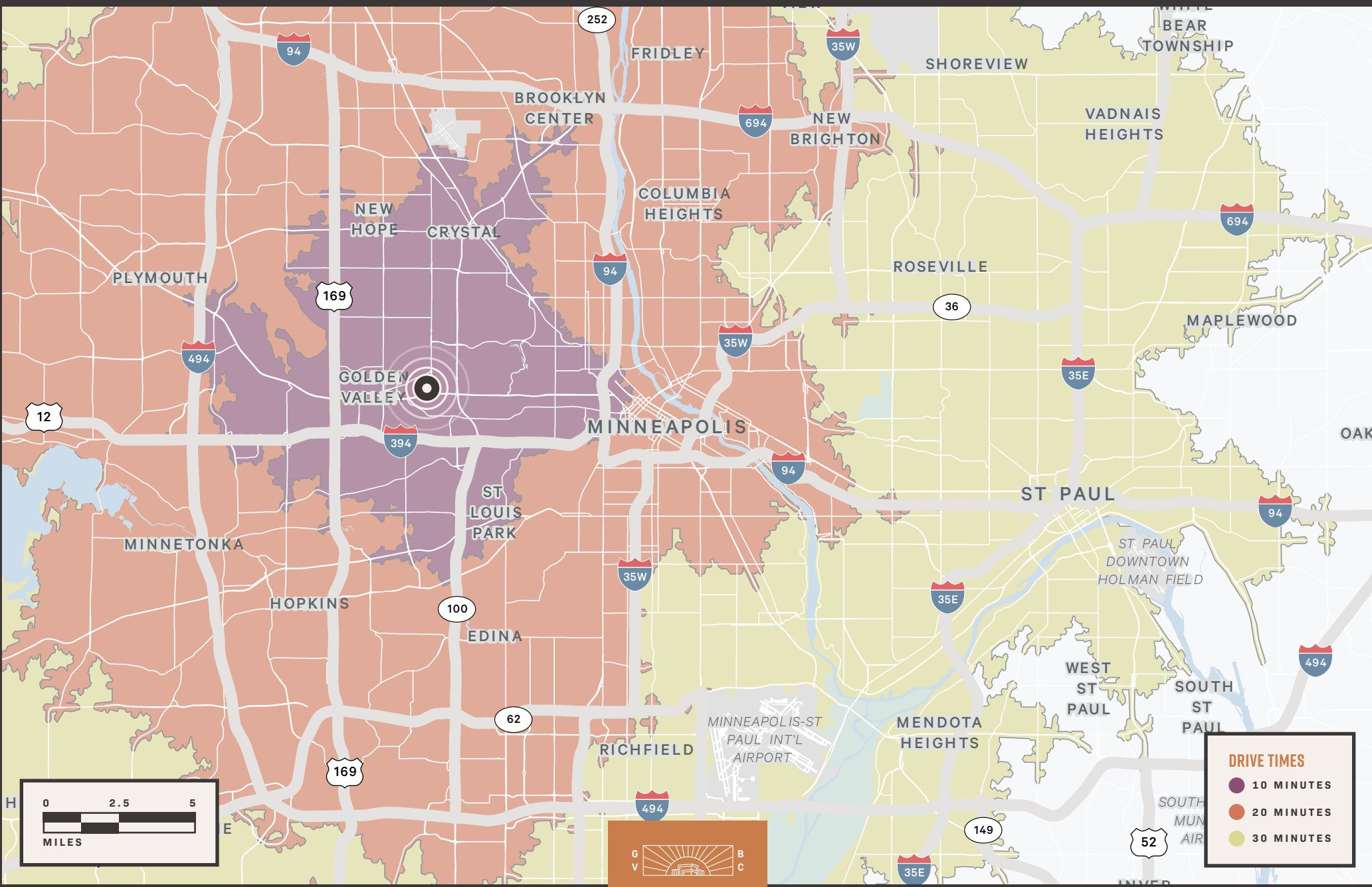
MINNESOTA  
100

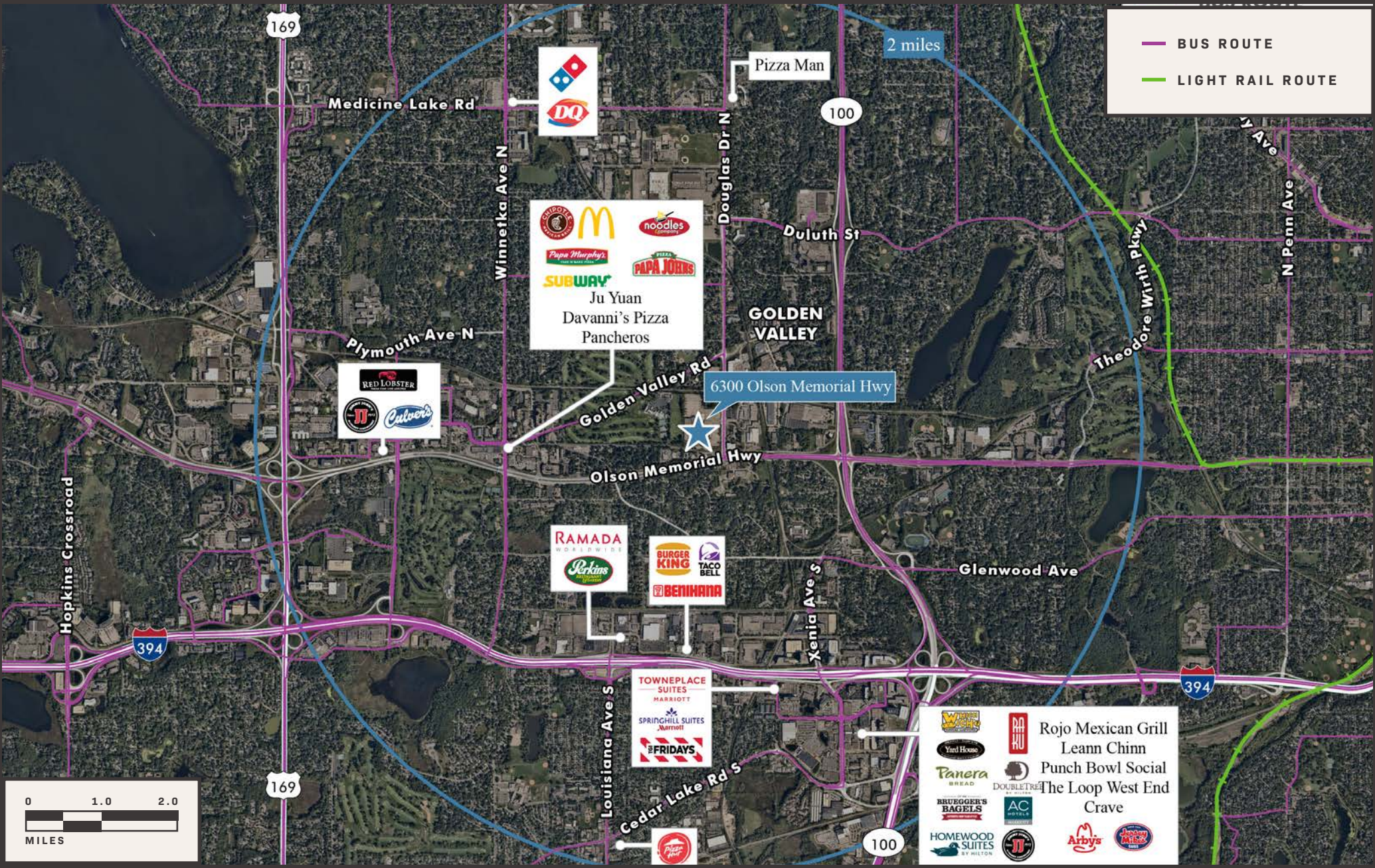
MINNESOTA  
394

MINNESOTA  
55



# DRIVE TIME MAP





# AREA DEMOGRAPHICS

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	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>2023 POPULATION</b>	98,006	351,470	1,161,583
<b>2023 HOUSEHOLDS</b>	42,353	162,888	489,087
<b>2023-2028 ANNUAL HH GROWTH RATE</b>	0.38%	0.71%	0.54%

	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>2023 AVERAGE HOUSEHOLD INCOME</b>	\$120,995	\$113,741	\$120,981
<b>2023 BUSINESSES</b>	4,168	17,481	49,354
<b>2023 EMPLOYEES</b>	80,339	344,762	915,151

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## CBRE

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