

**FOR LEASE**

Owned and Operated by



# Golden Valley Distribution Center

880 N Hills Blvd, Ste 505

**±39,800 SF**



**LEASING INFO  
& CONTACT**

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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.



### Property Highlights

Available	April 1, 2024
Lease Rate	Negotiable
Est. OPEX	\$0.14/mo PSF
Available Space	±39,800 SF
Office Space	±2,850 SF
Dock-High Doors	11
Ceiling Clear Height	26'
Column Spacing	40' X 40'
Sprinkler Rating	ESFR
Power	200 amps/480 Volt, 3 phase (TBV)
Lighting	LED
Built	1997
Zoned	Industrial (I)

