

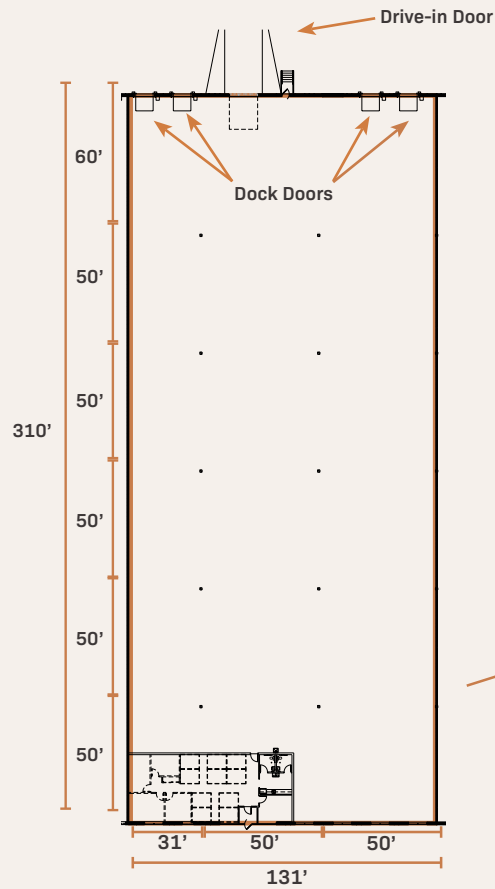
GOLDEN VALLEY

B U S I N E S S C E N T E R

[CLICK HERE FOR AERIAL TOUR](#)

CBRE

SITE PLAN



ADDRESS: 651 Douglas Dr. N
Golden Valley, MN 55422

TOTAL BUILDING SIZE: 217,000 SF
Available: 40,736 SF
Office SF: 2,107
Warehouse SF: 38,629

SITE SIZE: 13.74 acres

COLUMNS: 50'x50' with 60' speed bay

DOCK DOORS: (4) dock doors w/ manual levelers

DRIVE IN DOOR: (1) 12' x 14' drive-in

FIRE PROTECTION: ESFR System

CLEAR HEIGHT: 32'

PARKING: 241 parking stalls

TRUCK COURT DEPTH: 180'

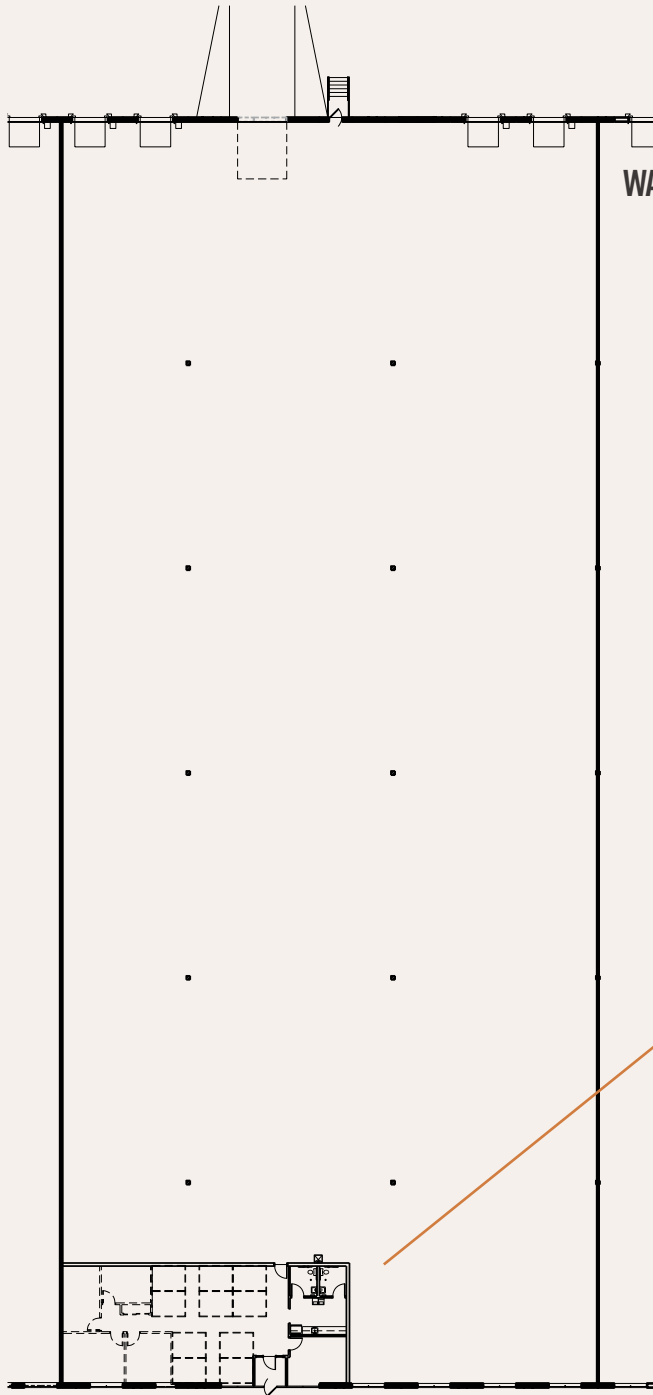
FLOOR THICKNESS: 7" unreinforced

RENTAL RATES: Negotiable

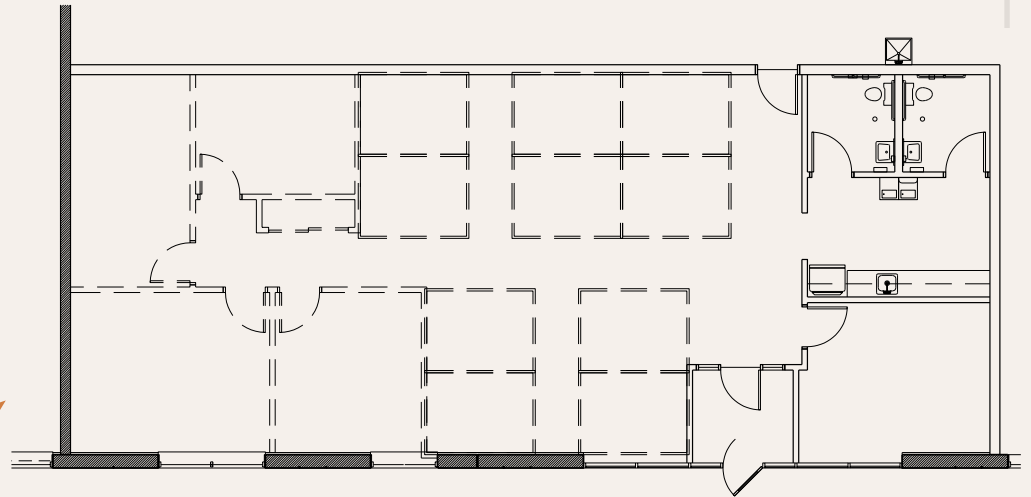
ESTIMATED CAM/TAX:

+ 2025: \$2.91/SF

FLOOR PLAN



WAREHOUSE: 38,629 SF



OFFICE: 2,107 SF



Leased

Available
40,736 SF

Leased

Leased

Douglas Dr. N

Country Club Dr.



DOWNTOWN MINNEAPOLIS

5.2 MILES

SITE

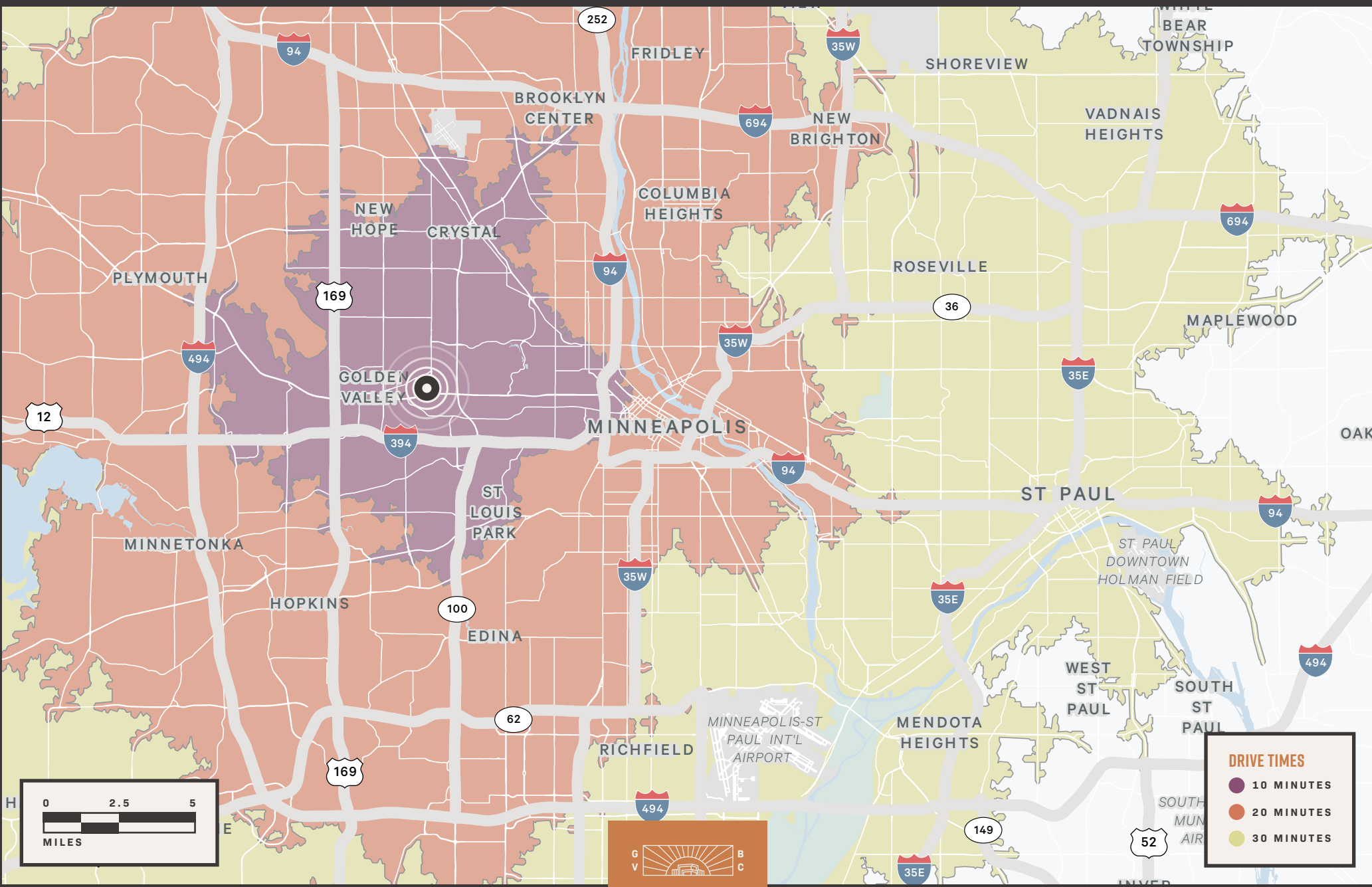
MINNESOTA
100

MINNESOTA
55

WEST
394

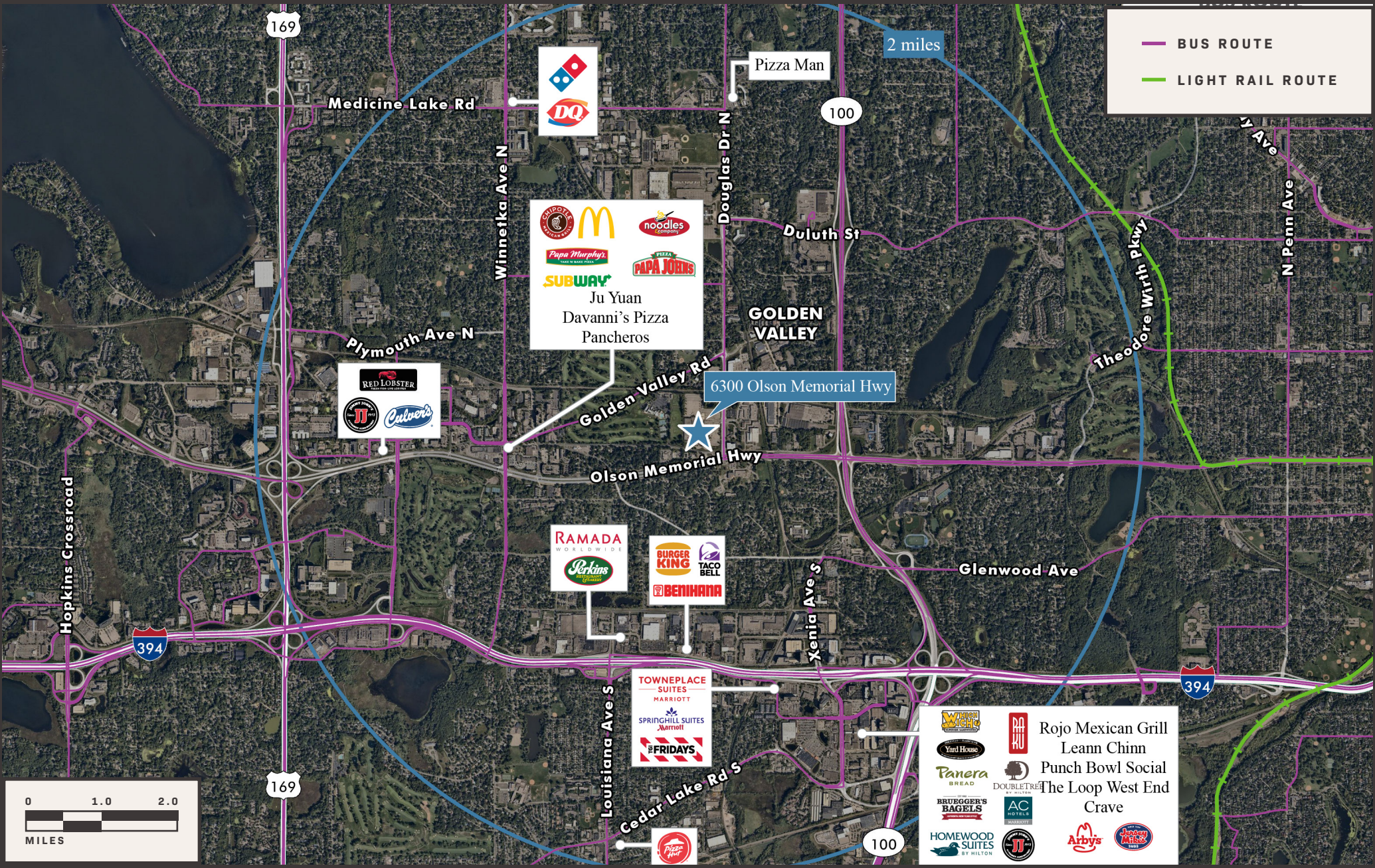


DRIVE TIME MAP



DRIVE TIMES

- 10 MINUTES
- 20 MINUTES
- 30 MINUTES



— BUS ROUTE
— LIGHT RAIL ROUTE

6300 Olson Memorial Hwy

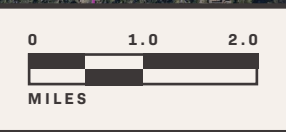
DQ
 McDonald's
 noodles.com
 Papa Murphy's
 PAPA JOHN'S
 SUBWAY
 Ju Yuan
 Davanni's Pizza
 Pancheros

RED LOBSTER
 TJ
 Outback

RAMADA WORLDWIDE
 Perkins
 BURGER KING
 TACO BELL
 BENIHANA

TOWNEPLACE SUITES MARRIOTT
 SPRINGHILL SUITES MARRIOTT
 FRIDAYS

WINGS OUTPOST
 Yard House
 Panera BREAD
 BRUEGGER'S BAGELS
 HOMewood SUITES BY HILTON
 Rojo Mexican Grill
 Leann Chinn
 Punch Bowl Social
 The Loop West End
 Crave
 AC HOTELS MARRIOTT
 Arby's
 Jason's Deli



AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2024 POPULATION	98,469	353,252	1,160,499
2024 HOUSEHOLDS	43,194	165,311	491,920
2024-2029 ANNUAL HH GROWTH RATE	0.32%	0.71%	0.54%
	3 MILES	5 MILES	10 MILES
2024 AVERAGE HOUSEHOLD INCOME	\$130,26	\$119,488	\$126,936
2024 BUSINESSES	4,453	18,230	51,536
2024 EMPLOYEES	83,166	363,467	961,831



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GOLDEN VALLEY

BUSINESS CENTER

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CBRE

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