

**FOR LEASE**

Owned and Operated by



# Golden Valley Distribution Center

880 N Hills Blvd, Ste 500

**±37,860 SF**



**LEASING INFO  
& CONTACT**

**Steve Kucera, SIOR, CCIM**

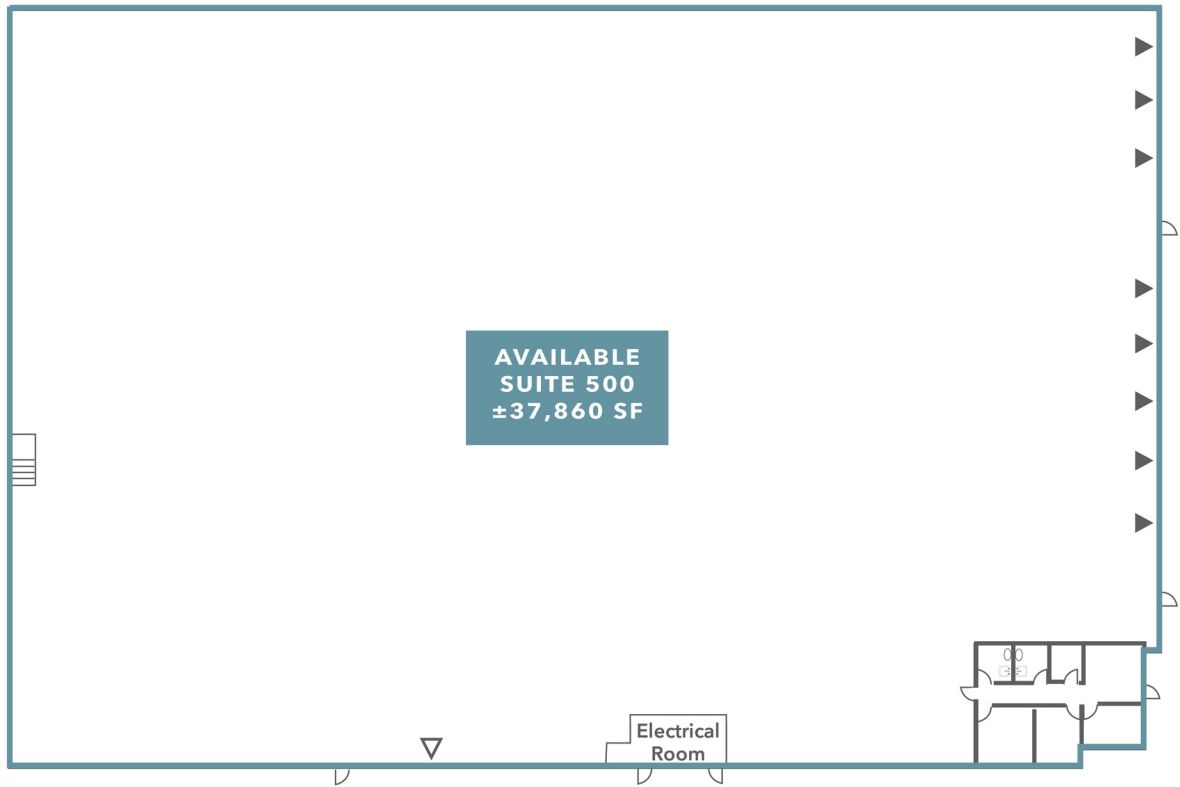
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Lic. # S.0172550



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**

<b>Lease Rate</b>	Negotiable
<b>Est. OPEX</b>	\$0.13/mo psf
<b>Available Space</b>	±37,860 SF
<b>Office Space</b>	±1,200 SF
<b>Dock-High Doors</b>	9
<b>Drive-In Doors</b>	1
<b>Ceiling Clear Height</b>	26'
<b>Column Spacing</b>	40' X 40'
<b>Sprinkler Rating</b>	ESFR
<b>Power</b>	200 amps/480 Volt, 3 phase (TBV)
<b>Lighting</b>	LED
<b>Built</b>	1997
<b>Zoned</b>	Industrial (I)

