



**FOR LEASE**



**8300 10TH  
AVENUE N**

Golden Valley, MN

**7,079 SF**

## PROPERTY HIGHLIGHTS

Convenient access to 3 major highways

13' clear height

All warehouse available now



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# 8300 10TH AVENUE N

Golden Valley, MN

7,079 SF



## Property Highlights

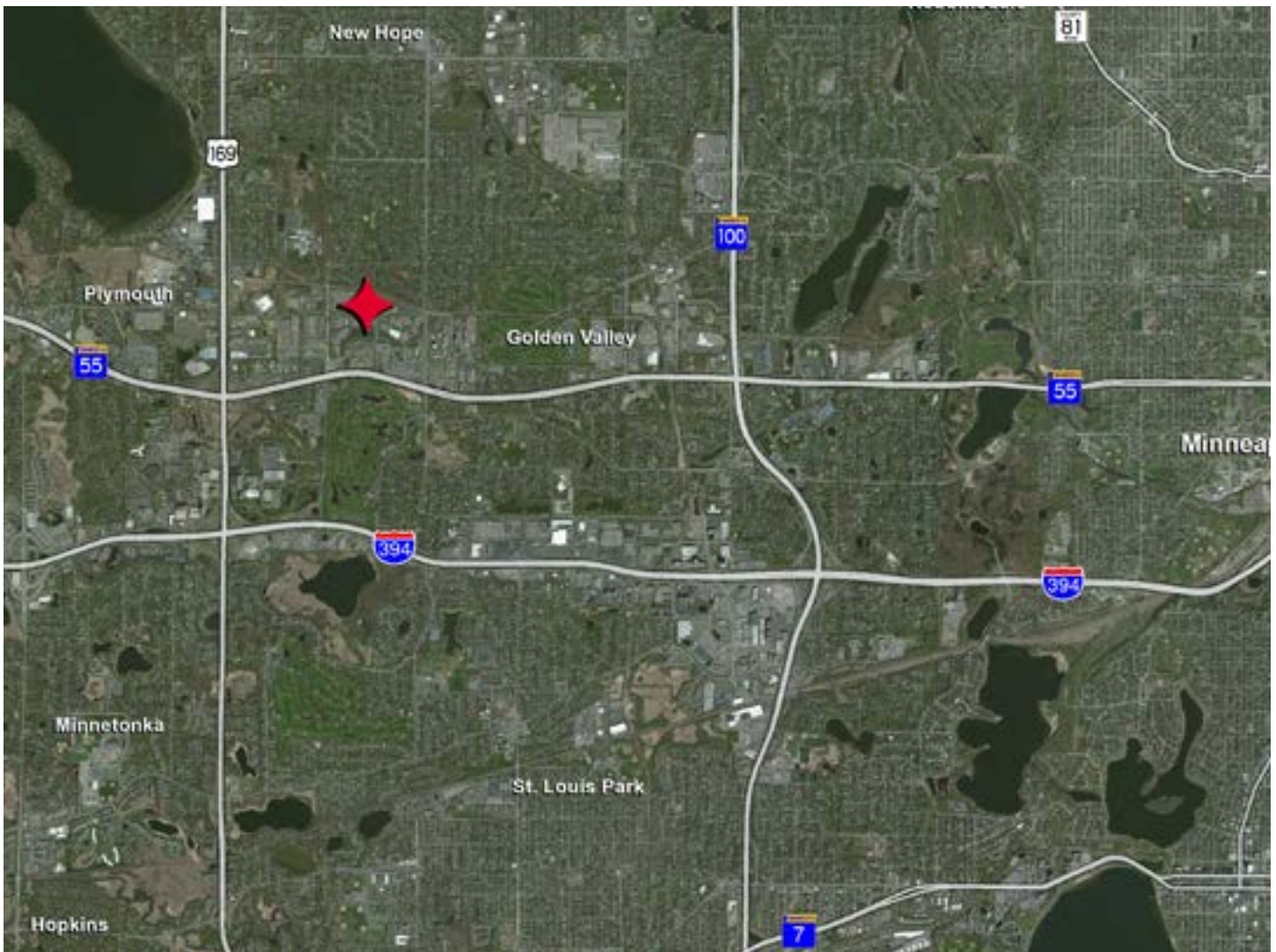
|                  |                             |                        |                                                                                          |
|------------------|-----------------------------|------------------------|------------------------------------------------------------------------------------------|
| Total Bldg. Size | 31,482 SF                   | Sprinkler              | .21 GPM/SF over maximum area of 1,500 SF when supplied with water at 750 GPM at 54.3 PSI |
| Availability     | 7,079 SF all warehouse      |                        |                                                                                          |
| Year Built       | 1977                        | Warehouse Lease Rate   | \$4.75 psf                                                                               |
| Land Area        | 3.46 acres                  | 2020 Estimated Tax/CAM | \$3.25 psf                                                                               |
| Clear Height     | 13'                         |                        |                                                                                          |
| Power            | 1200-amp, 120-volt. 3-phase |                        |                                                                                          |

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## AERIAL/LOCATION MAP



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