



TRANSWESTERN

REAL ESTATE
SERVICES



FOR SALE OR LEASE

1250 ZANE AVE N

GOLDEN VALLEY, MN 55422

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BUILDING FEATURES

- Building Size: Approx. 22,700 SF
- Office Size: Approx. 5,200 SF (2 stories)
- Clear Height: 18'
- Parking Stalls: 26 (1.3/1,000 SF)
- Year Built: 1967
- Age of Roof: 2020
- Climate Control: Warehouse Heat, Office A/C
- Power: 600 amp service, 3 phase
- Zoning: LI (Light Industrial)
- County: Hennepin
- PID: 33-118-21-22-0004
- 2023 Taxes: \$47,335 (\$2.30 PSF)
- Parcel Size: 1.13 Acres (49,250 SF)

SPACE DETAILS

Available Space:

1st Floor Office: 2,600 SF

2nd Floor Office: 2,600 SF

Warehouse: 17,500 SF

Total SF: 22,700 SF

For Sale Price:

\$2,665,000 (\$130 PSF)

Lease Rates:

Office: \$13.00 PSF

Warehouse: \$7.00 PSF

Loading:

2 loading docks (10' x 10')

1 drive-in (9' x 14')

Utilities:

Gas: Center Point

Electric: Xcel Energy

Internet: Comcast

PROPERTY HIGHLIGHTS

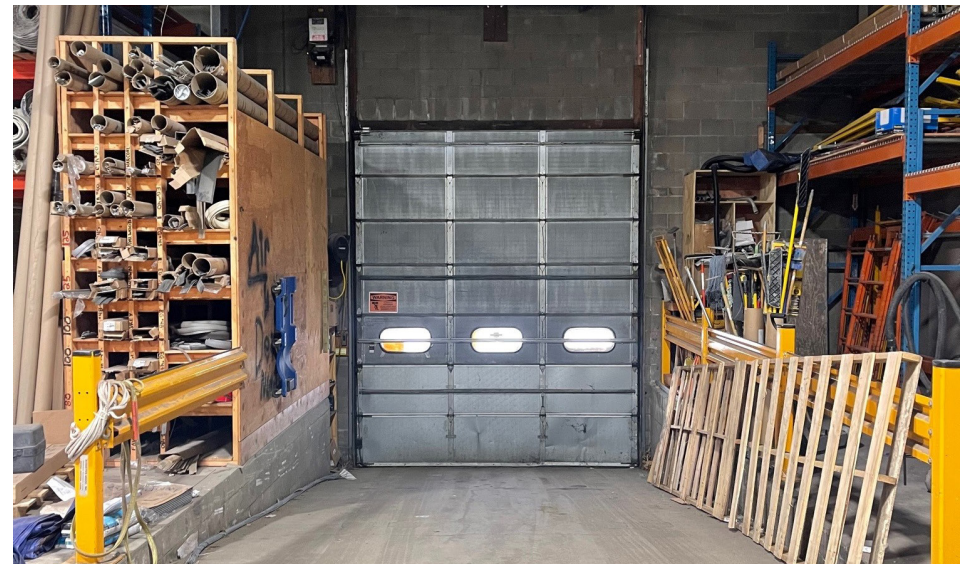
- Opportunity for an owner-user or single tenant.
- New Roof in 2020
- Within 2 miles and a 5 minute drive to Highway 100
- Available for occupancy in April 2023



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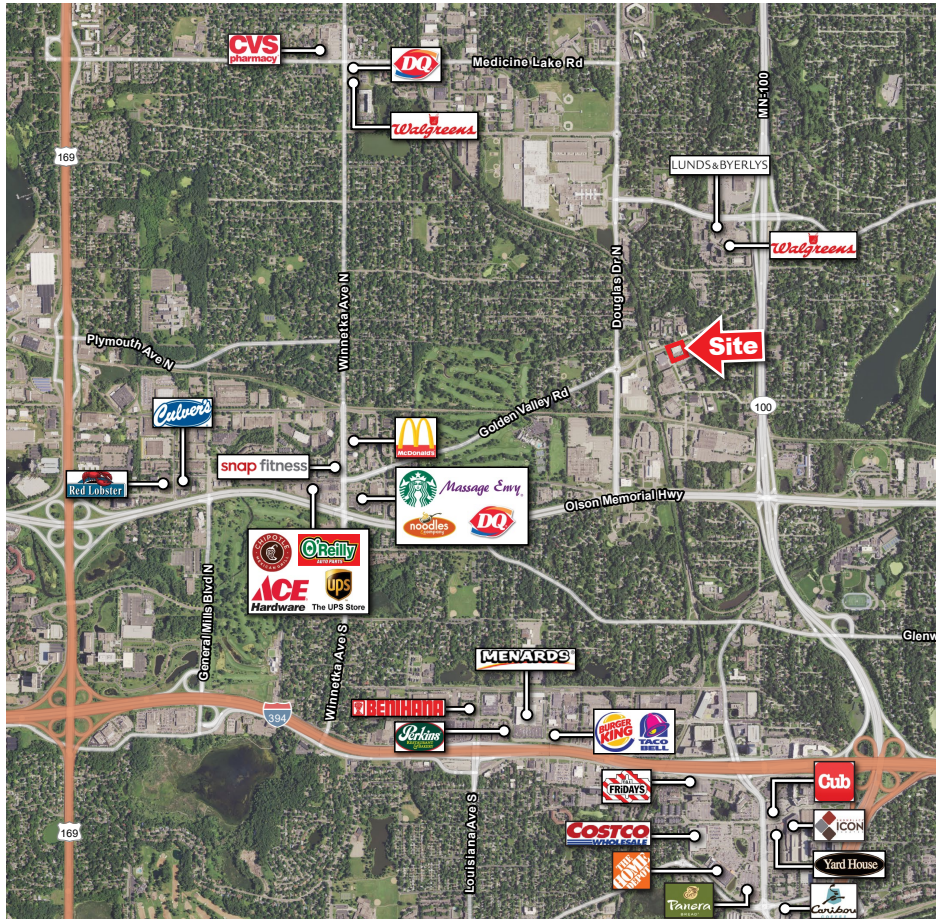
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