



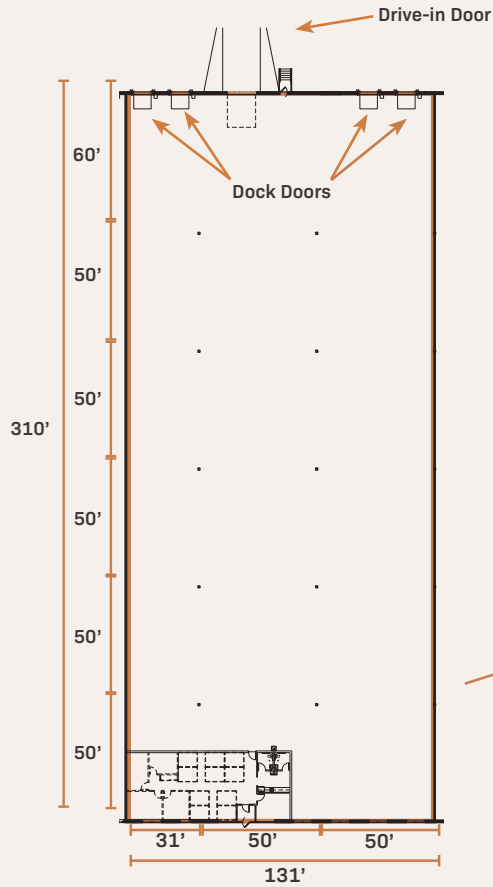
GOLDEN VALLEY

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



CBRE

SPECIFICATIONS



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



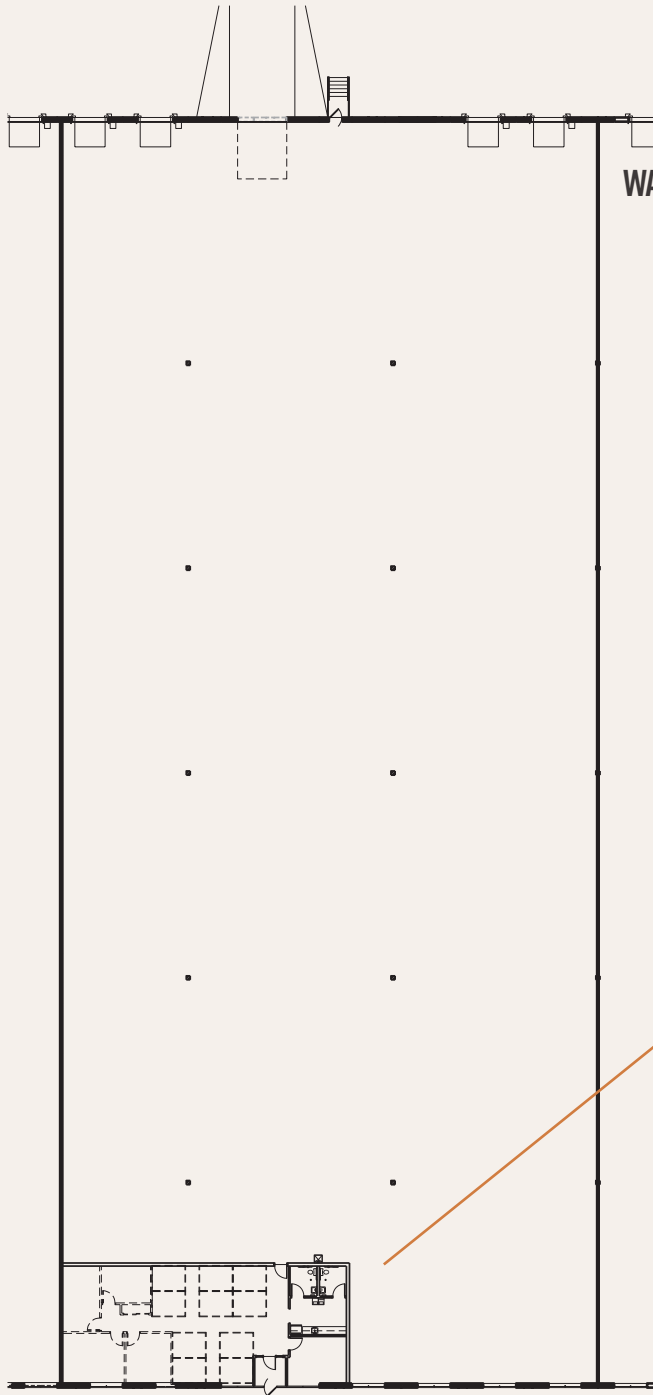
RENTAL RATES: Negotiable



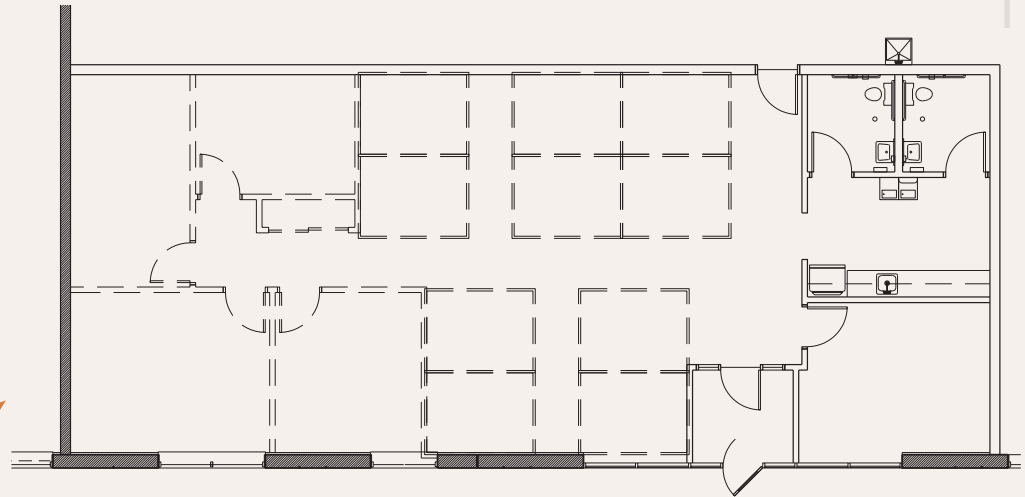
ESTIMATED CAM/TAX:

+ 2026: \$4.44/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

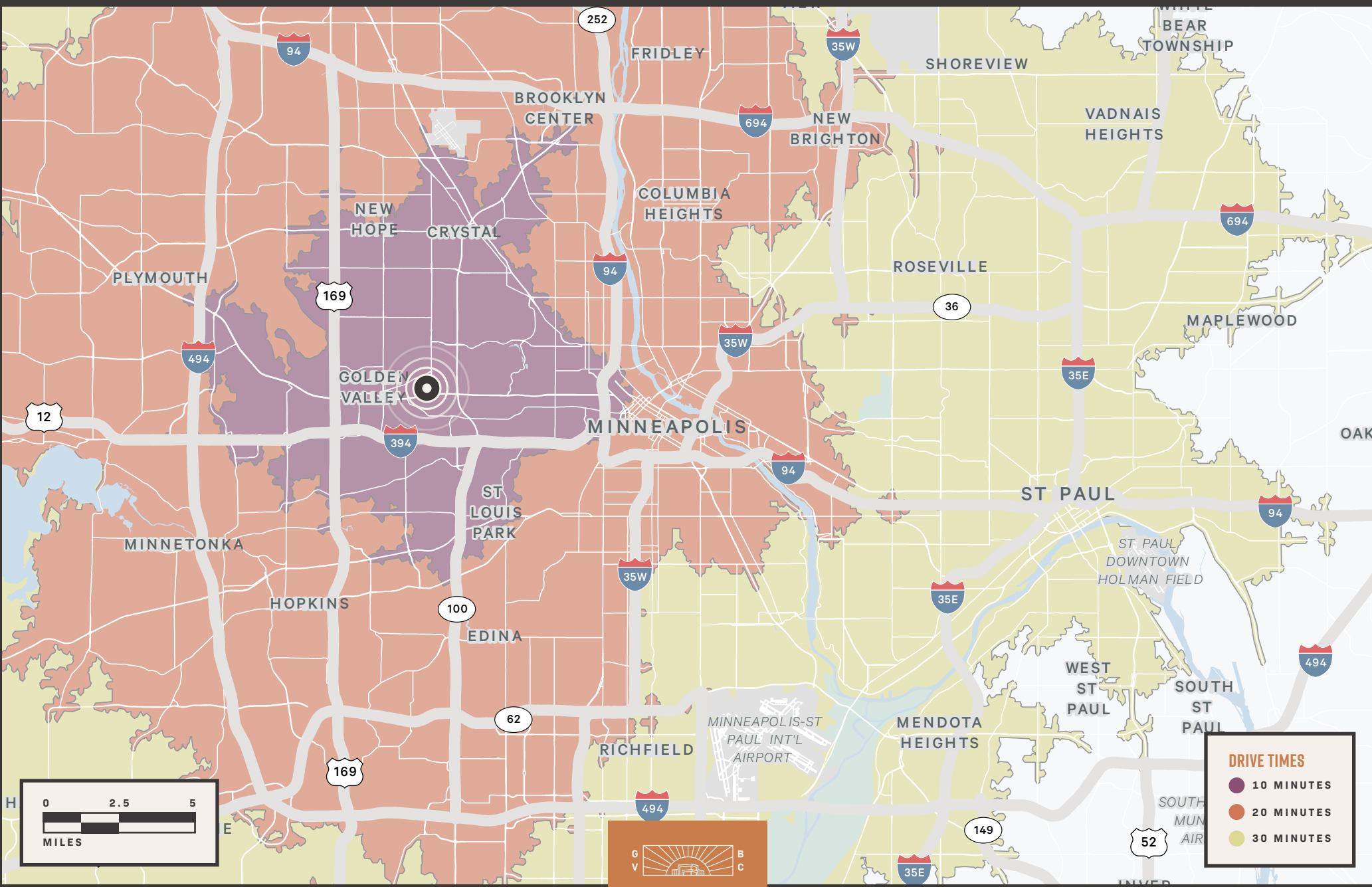
SITE

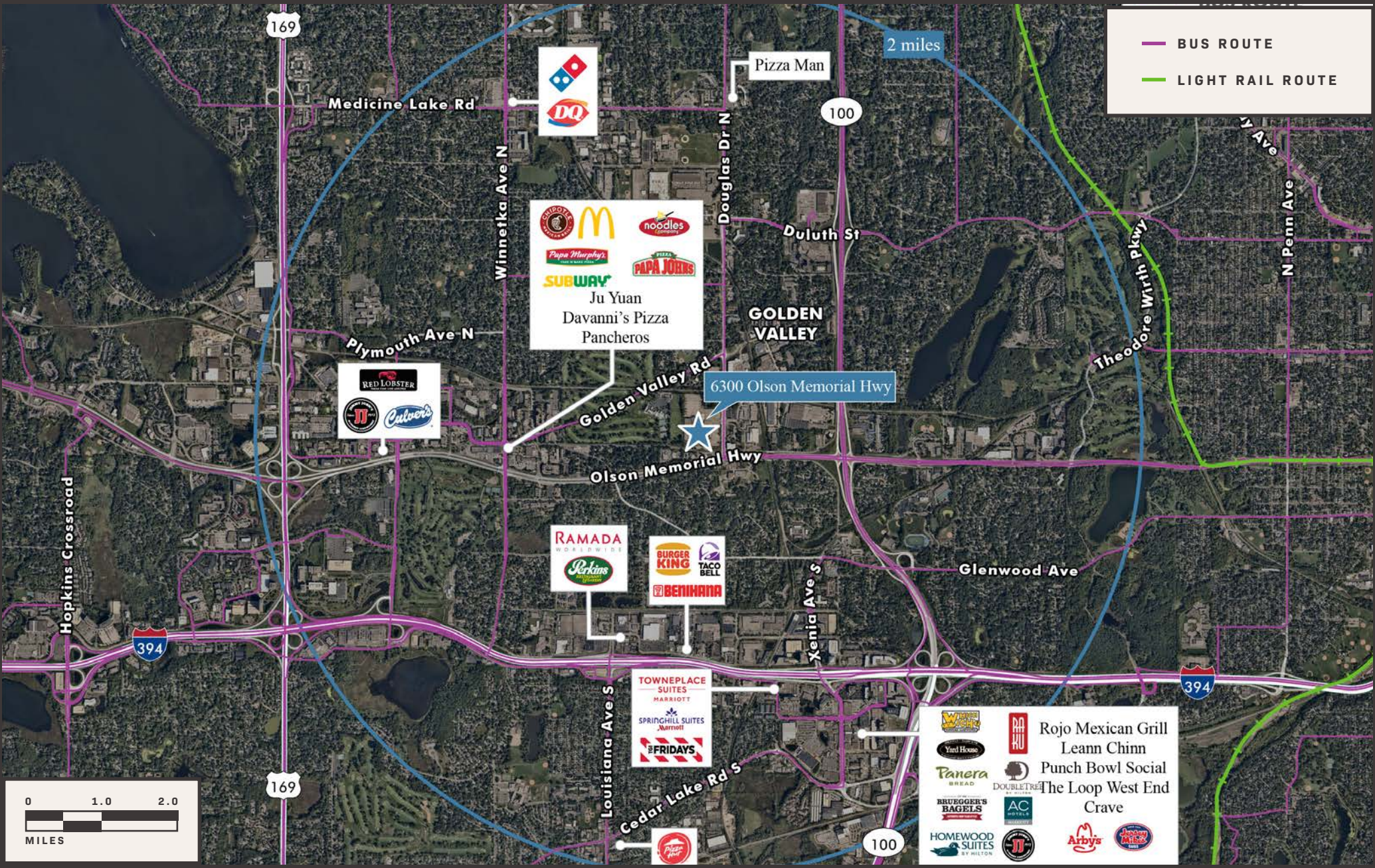
MINNESOTA
100

MINNESOTA
55



DRIVE TIME MAP





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







#1 ON THE LARGEST REAL ESTATE DEVELOPERS LIST FOR SEVEN CONSECUTIVE YEARS

MINNEAPOLIS | DENVER | AUSTIN
UPROPERTIES.COM



GOLDEN VALLEY

BUSINESS CENTER

LEASING AGENTS

BRYAN VAN HOOF

Senior Vice President
+1 952 924 4624
bryan.vanhoof@cbre.com

JIM FREYTAG

Senior Vice President
+1 952 924 4616
jim.freytag@cbre.com

SAM MANKE

Vice President
+1 763 398 9047
sam.manke@cbre.com

CBRE

©2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_February2023