

FOR SUBLEASE

# 651 DOUGLAS DRIVE

Golden Valley, MN 55411



**STACK**  
INDUSTRIAL PARTNERS

# PROPERTY OVERVIEW

## General Building Information

**Year Built**  
2024

**Construction Type**  
Tilt-up concrete

**Zoning**  
Light Industrial

**Building Ownership**  
United Properties

## Vacancy Specifications

**Total Square Footage**  
5,000 - 15,500 SF

**Available**  
Now

**Loading**  
1 Dock

**Clear Height**  
32'

**Bay Depth**  
310'

**Column Spacing**  
50' x 50'

**Truck Court**  
180'

**Concrete Slab**  
7" Unreinforced

**Lighting**  
LED

**Sprinkler System**  
ESFR

**HVAC & Humidity Control**  
Warehouse: Heat

**Restrooms**  
Dedicated Unisex Restroom

**Access to Space**  
Access via main door in the truck court

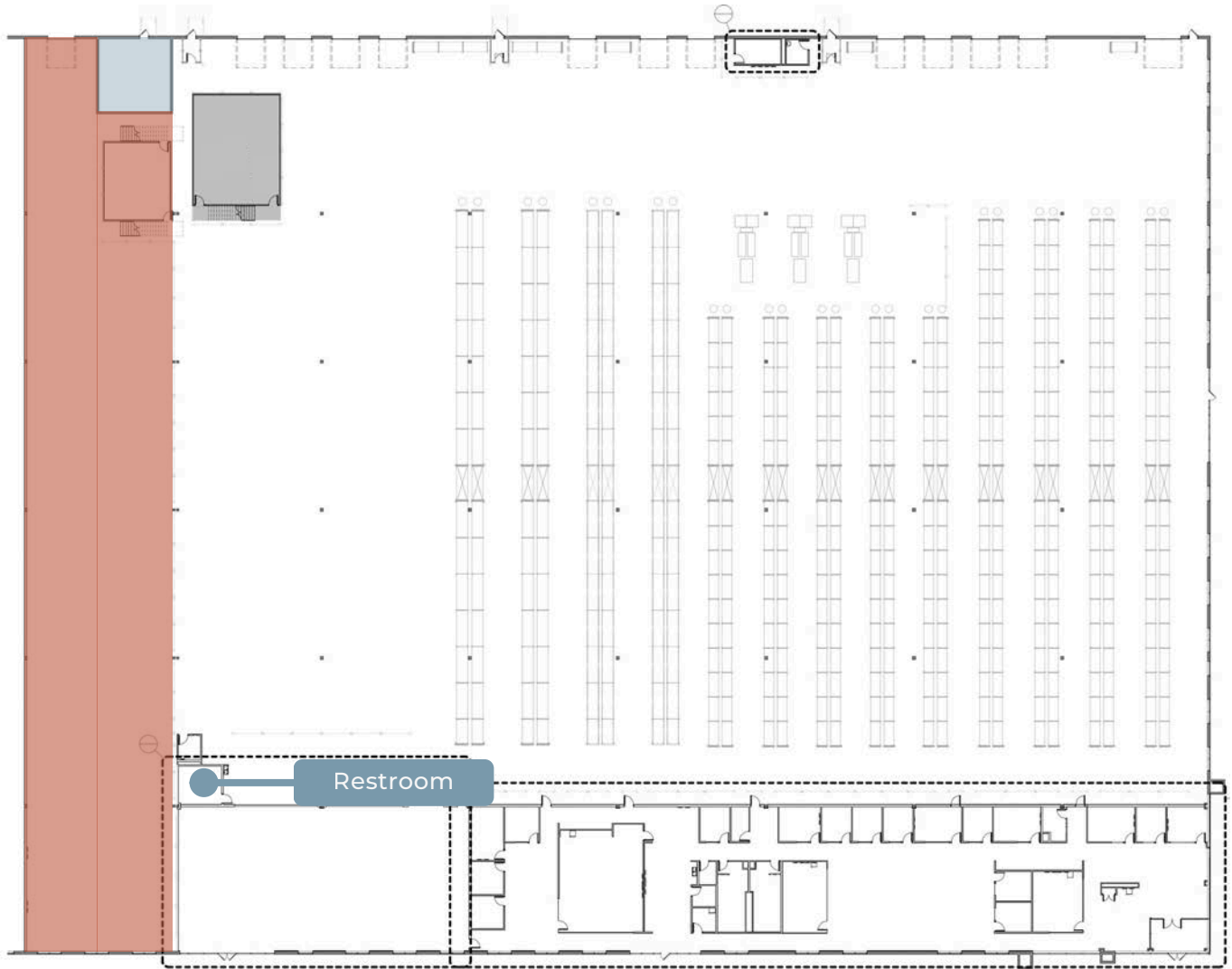
**Sublease Term**  
MTM up to 24 Months

## Financials

**Lease Rate**  
\$8.25 PSF

**2026 CAM & TAX**  
\$4.38 PSF

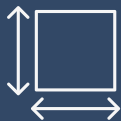
# FLOOR PLAN



Warehouse



Mechanical Room



5,000-15,500 SF  
Total Size

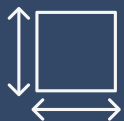


50' x 50'  
Column Spacing



32'  
Clear Height

# SITE PLAN



180'  
Truck Court Size

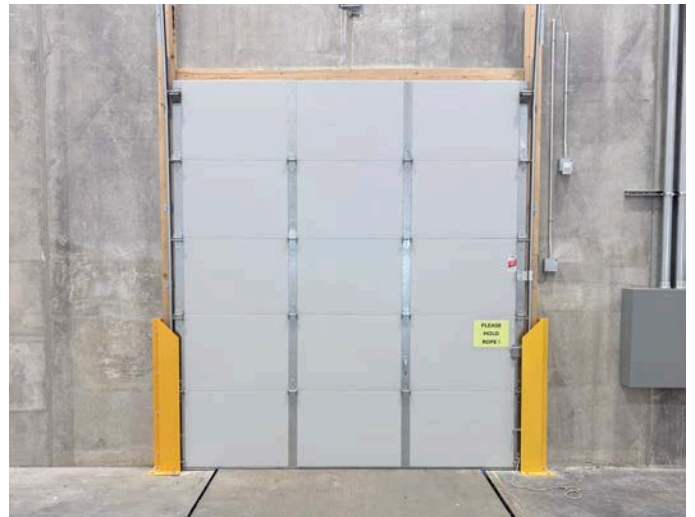
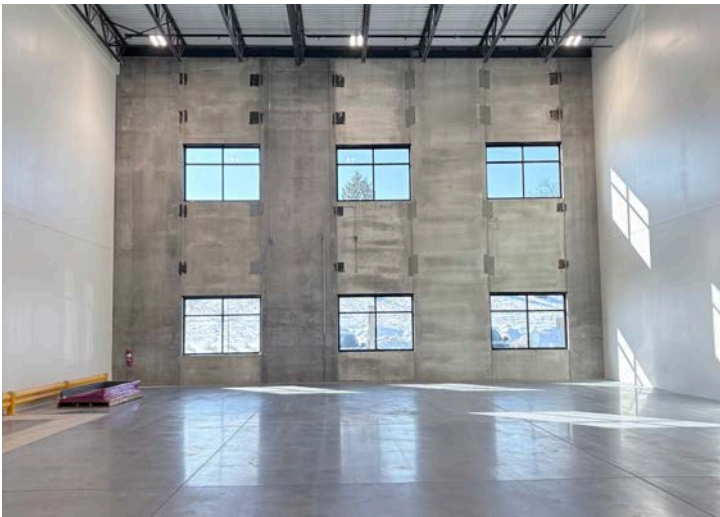


1.11/1,000 SF  
Parking Stalls

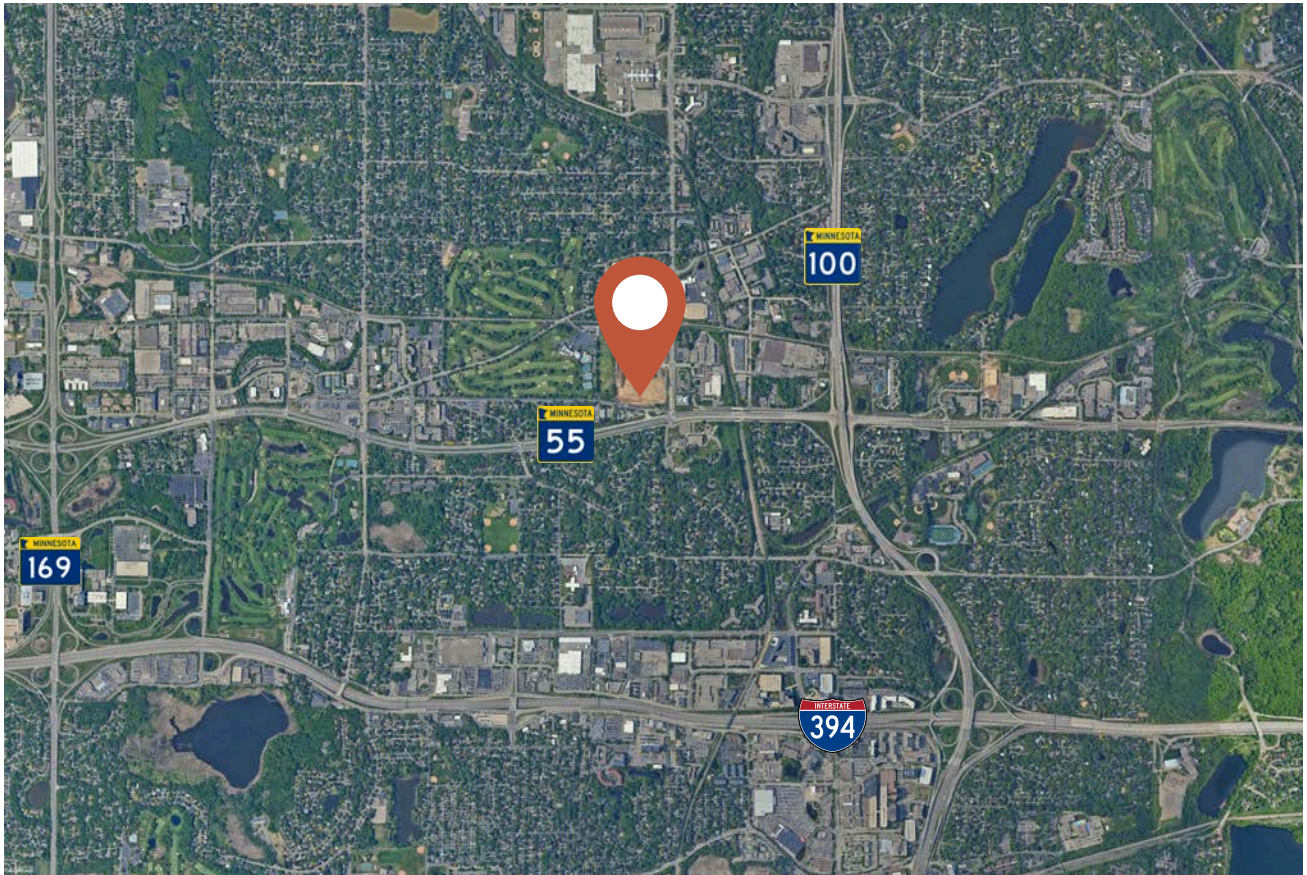


MTM - 24 Months  
Lease Term

# PHOTOS



# LOCATION



## Nearby Restaurants

Teresa's Mexican Restaurant  
Chipotle  
Subway  
Noodles and Company  
D'Amico & Sons  
Doolittles Woodfire Grill  
Pancheros Mexican Grill  
Papa Johns Pizza  
Nagoya Sushi  
New Bohemia  
Jimmy John's



## Nearby Retail

Lunds & Byerlys  
Menards  
Walgreens  
The Home Depot  
Costco  
FedEx  
Massage Envy  
9Round  
O'Reilly Auto Parts  
Kuipers Ace Hardware  
Patina

**Nate Erickson, SIOR**


nate.erickson@stackindustrial.com

612-201-8943

**Alex Baron, SIOR**

alex.baron@stackindustrial.com

763-226-3476

[stackindustrial.com](http://stackindustrial.com) 

**STACK**  
INDUSTRIAL PARTNERS