



3525 Plymouth Boulevard  
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# FOR LEASE

2525 Nevada Avenue North, #306  
GOLDEN VALLEY, MN 55427



**Offered Exclusively By:**  
Rich Yablonsky, CCIM, SIOR  
(763) 231-0282 Phone  
(763) 231-0284 Fax  
(612) 419-7766 Cellular  
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## Specification Sheet

2525 Nevada Avenue North, #306  
Golden Valley, MN 55427

<b>AVAILABLE SUITE:</b>	Suite # 306	Square Feet 1,600 sf office <u>800</u> sf warehouse 2,400 sf total
<b>LOADING:</b>	Dock door	
<b>CLEAR HEIGHT:</b>	12 feet	
<b>ASSOCIATION FEES:</b>	\$340/month (includes water, snow removal, parking lot clean up once per year, and structure insurance)	
<b>YEAR BUILT:</b>	1982	
<b>LEASE RATE:</b>	\$10 psf annually plus utilities	
<b>REAL ESTATE TAXES (2019 est.):</b>	\$7,052.50	

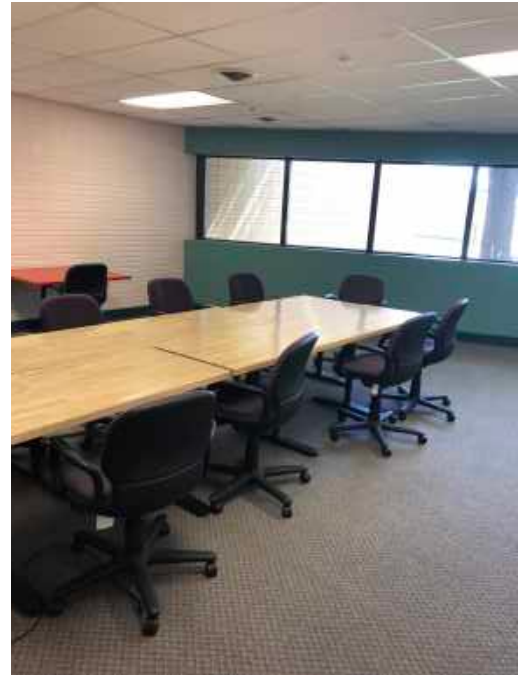
### ADDITIONAL COMMENTS:

- Well located industrial condo FOR LEASE
- Fully heated and air-conditioned
- Common conference room available
- Abundant parking
- Fully sprinklered
- Available NOW!

*Please call for more information:*

**Rich Yablonsky, CCIM, SIOR**  
**(763) 231-0282**

PHOTOS





## LOCATION

