

# FOR SALE



**In partnership with Mark Fearing with Prodigy Real Estate,  
Commercial Properties Group**

**is please to offer this newly renovated office / warehouse  
building for sale. The building is located just 10 minutes from  
downtown at 8125 Lewis Road in Golden Valley. It offers a nice  
mix of private offices on glass, 9 foot ceilings, a conference  
room, full kitchen, 2 oversized drive-ins, trench drains, 60'  
column spacing, make-up air, and much more!**

**Please call for more details!**



**COMMERCIAL  
PROPERTIES GROUP**

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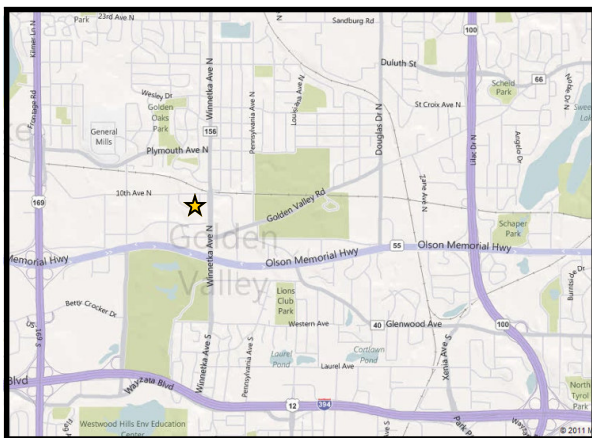
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# Building Fact Sheet



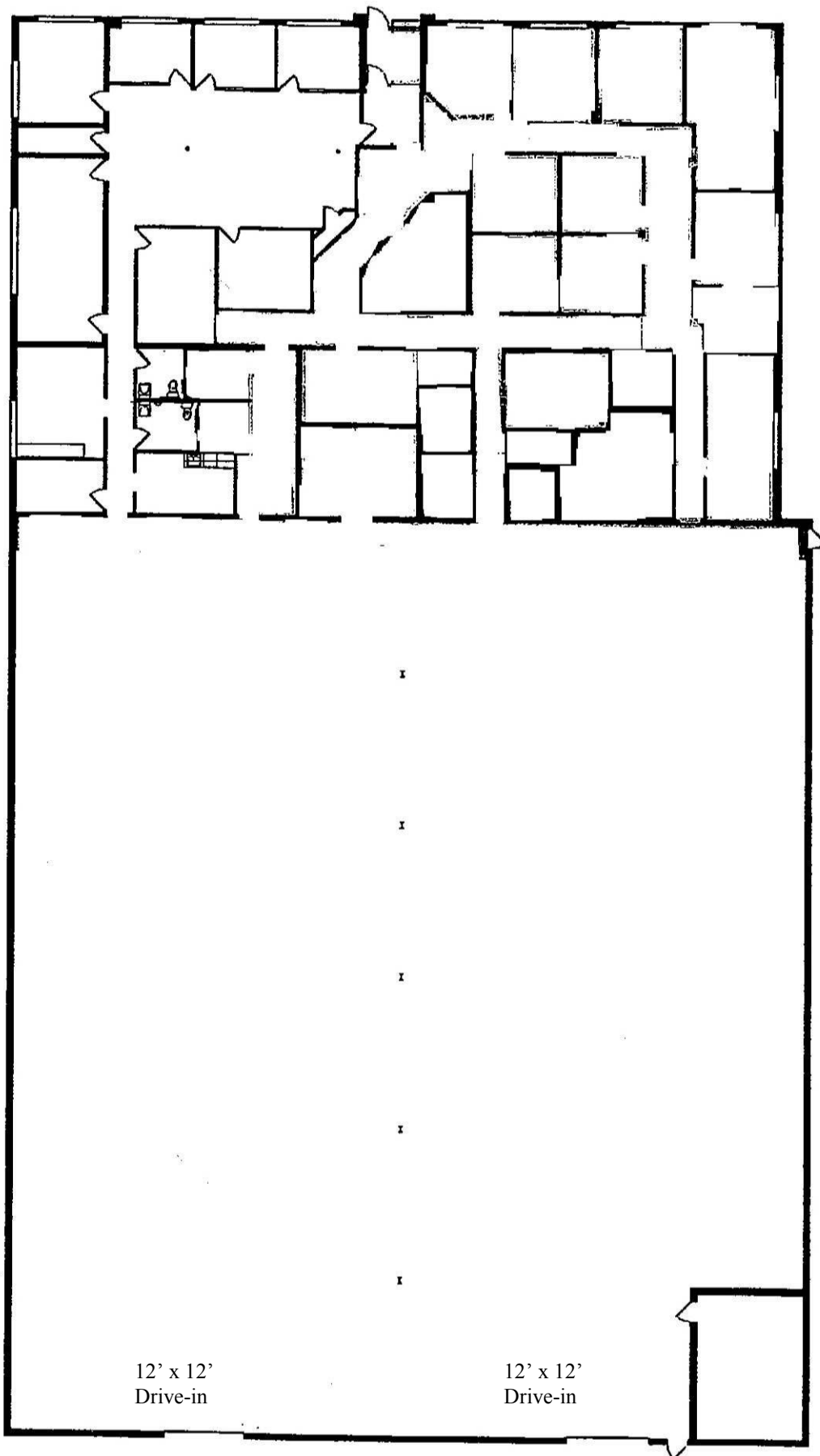
<b>Offering Price</b>	\$1,250,000   \$49.38 PSF
<b>Building Address</b>	8125 Lewis Road, Golden Valley, MN 55427
<b>Description</b>	Office / Warehouse
<b>Building / Lot Size</b>	25,315 SF   1.57 Acres
<b>Construction</b>	Brick and Concrete Block
<b>Office Area</b>	8,635 SF   Six Restrooms
<b>Warehouse / Production</b>	16,680 SF   One Restroom
<b>Clear Height</b>	Office - 9'   Warehouse - 12'
<b>Column Spacing</b>	60'
<b>Parking</b>	51 Stalls
<b>Roof</b>	Built-up New in 2004
<b>HVAC &amp; Heaters</b>	New in 2004
<b>Electric</b>	200 Amps   240 Volt   3 Phase
<b>Taxes</b>	\$44,990   \$1.77 PSF
<b>NOTE</b>	Owner is willing to lease back a portion of the building







# Floor Plan



12' x 12'  
Drive-in

12' x 12'  
Drive-in

