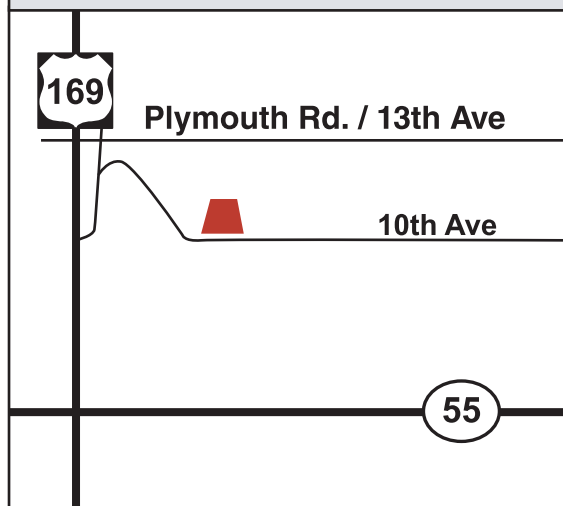


For Lease



9100 10th Avenue Golden Valley, MN 55427

Directions: From I-169, exit Plymouth Rd. / 13th Avenue. Make a quick right on 10th Avenue to 9100.



Available Warehouse: 4523 sq. ft.
Available 2nd floor: 2230 sf. (mezzanine)
Available Office: 1974 sf.
Total Square Feet: 8727 sf.

Building/property features:

- 16' clear height in warehouse, sprinkled, 200 amps, 3 phase service, 120/208v
- Great access to N, S, E, W Highways west metro
- Established industrial area
- Close to banking, restaurants, shops, walking trails
- Dock and drive in access
- **Loading dock and drive-in access**
- **Will build office to suit your requirements**

Rates: \$3600 /mo plus tax and operating at \$1150/mo for 2005

Copperwood Investments

Mark Steingas

952-593-2730 ph.

952-593-2583 fax

www.copperwood-realestate.com

*Note: All information contained within this package and any additional information provided has been provided by sources that we deem reliable. While we have no reasonable doubt for the accuracy of the information within, we do not guarantee it.