

26,192 SF AVAILABLE FOR LEASE

4200 DAHLBERG DR

GOLDEN VALLEY, MN



**CUSHMAN &
WAKEFIELD**

4200 DAHLBERG DR

4200 Dahlberg Dr offers unparalleled access to Highway 100 and downtown Minneapolis. Great, well-maintained offices with indoor executive parking.

PROPERTY FEATURES

Building Size:	47,328 SF
Space Available:	7,230 SF Warehouse 18,962 SF Office 26,192 SF Total
Clear Height:	14'10"
Loading:	6 Garage Stalls 1 Dock
Parking:	88 Stalls
Year Built:	1993
HVAC:	100% Air-Conditioned
Sprinkler:	Yes; Wet System
Lease Rate:	\$12.00 PSF Office \$6.00 PSF Warehouse
2026 Tax & CAM:	\$3.70 PSF Tax \$7.35 PSF CAM (includes utilities & cleaning) \$11.05 PSF Total



4200 DAHLBERG DR

VACANCY

HIGHLIGHTS

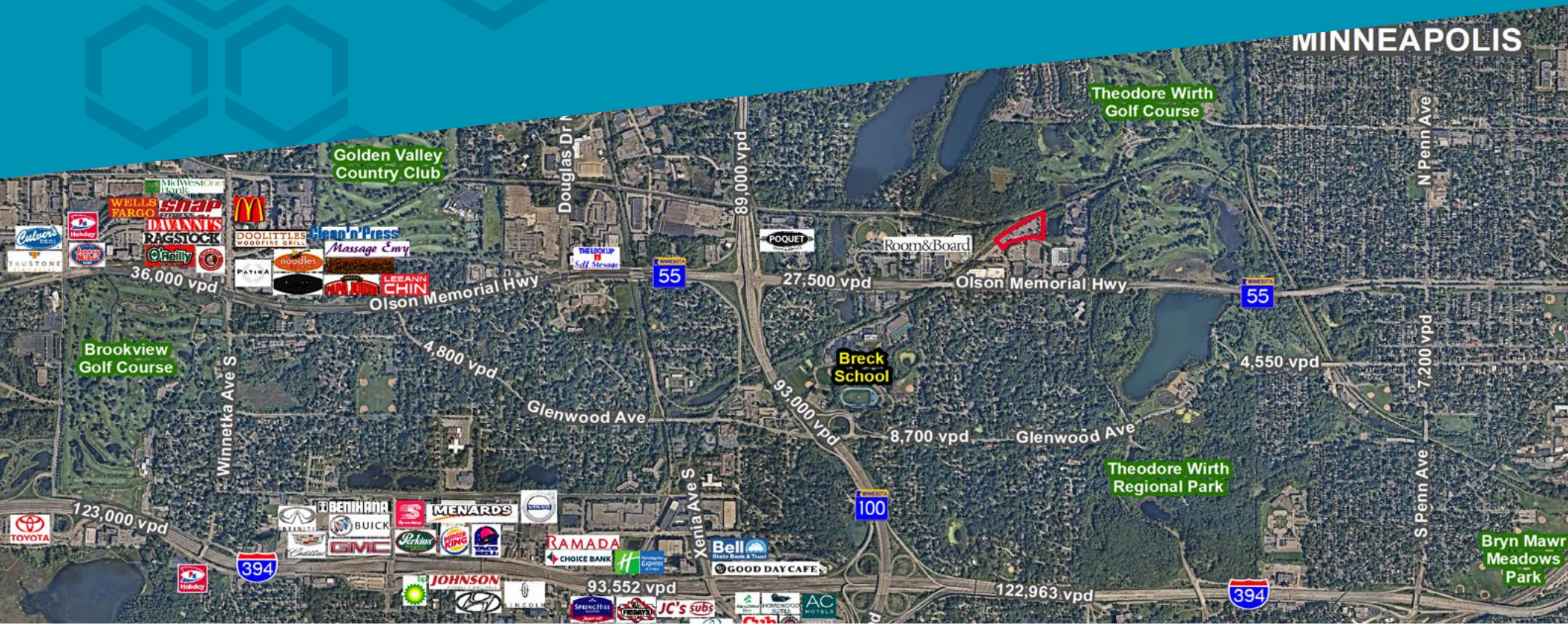
26,192
TOTAL SF AVAILABLE

88
PARKING STALLS

6
INDOOR PARKING
STALLS

14'10"
CLEAR HEIGHT





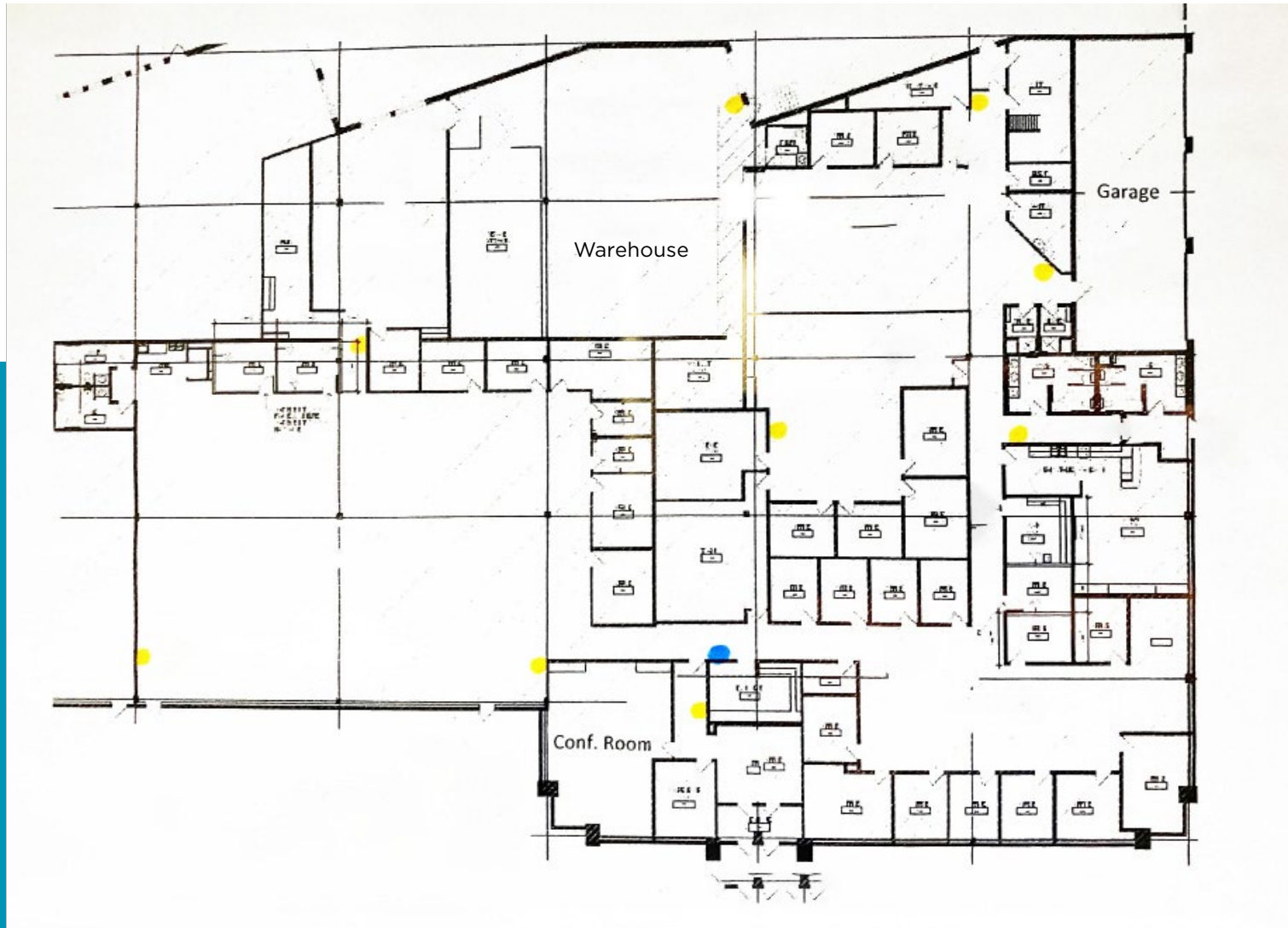
4200 DAHLBERG DR

HIGHLIGHTS

- Great access and centrally located
- Proximity to retail amenities
- Excellent office space
- Indoor parking



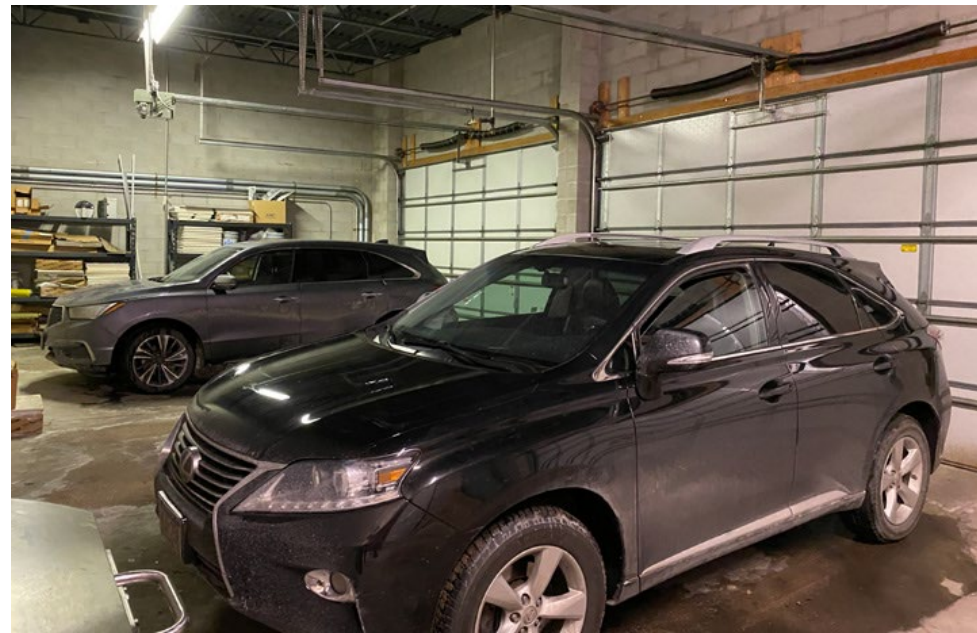
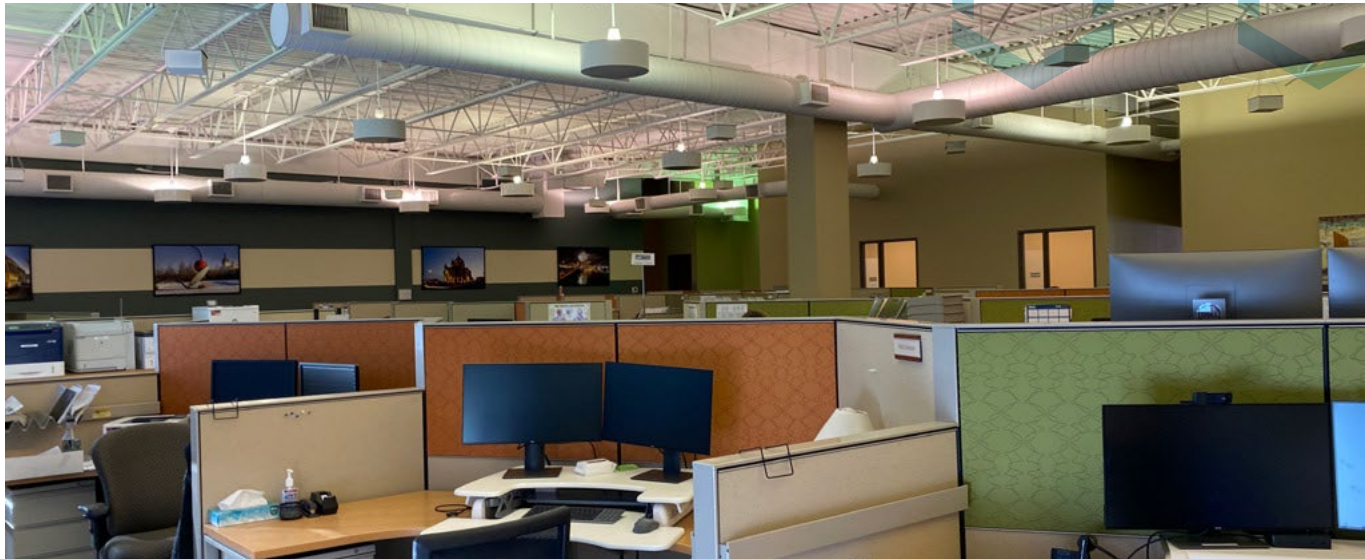
FLOOR PLAN



26,192 SF	TOTAL SF AVAILABLE
7,230 SF	WAREHOUSE SPACE
18,962 SF	OFFICE SPACE

PROPERTY PHOTOS

4200 DAHLBERG DR





HUDSON BROTHEN
Executive Director
+1 952 893 8261
hudson.brothen@cushwake.com



CHRIS WEIRENS
Co-Founder
+1 952 893 8219
chris.weirens@stackindustrial.com



3500 American Blvd W
Minneapolis, MN 55431
+1 952 831 1000
cushmanwakefield.com

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