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# 7600 49TH AVENUE NORTH

New Hope, MN



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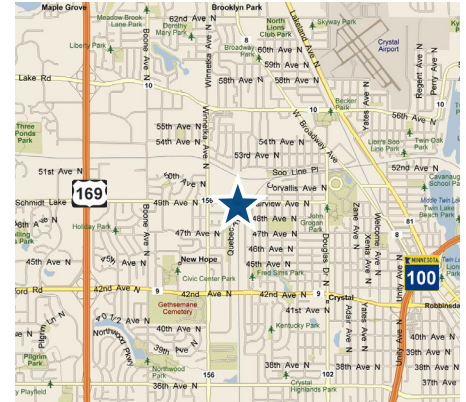


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## PRIME LOCATION OPPORTUNITY

Located in the middle of Highways 169 and 100, this industrial facility provides any user the rare opportunity to occupy 32' clear space within the 494/694 loop. The property is built with tilt up concrete panels and glass and features a two story office atrium entrance. The second floor office area is serviced by an elevator providing functional space for a corporate headquarters facility. The high-bay warehouse space is serviced by twelve dock doors and ample power providing the user with flexible use options.

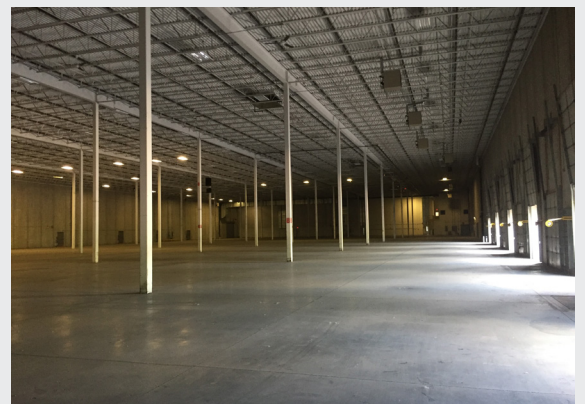
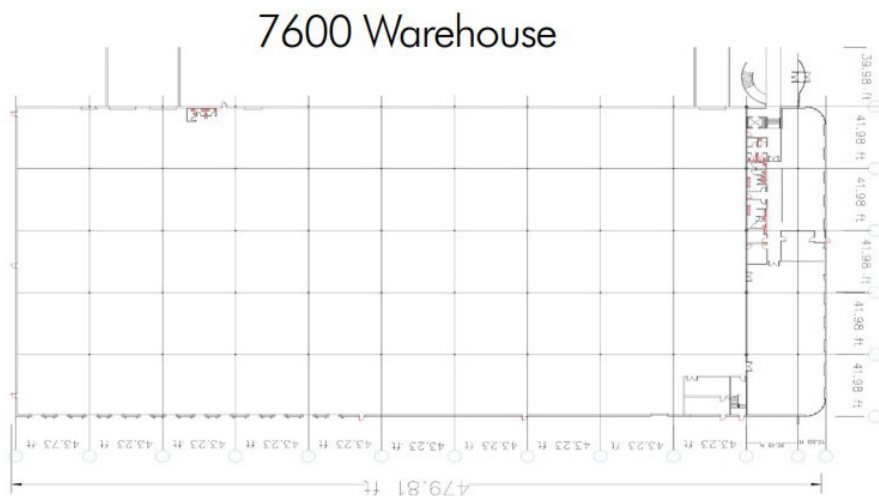
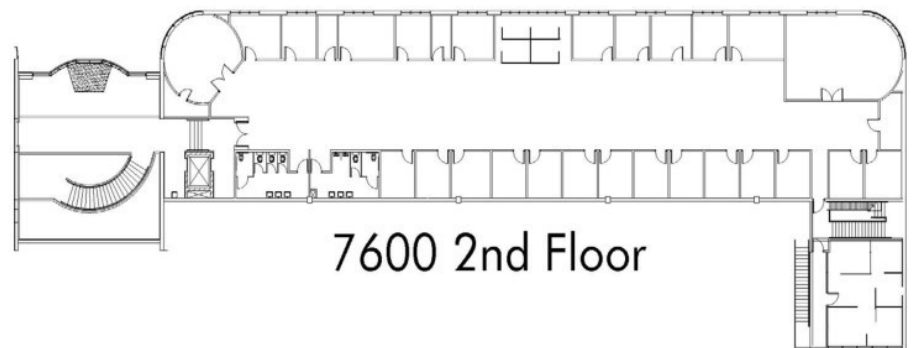
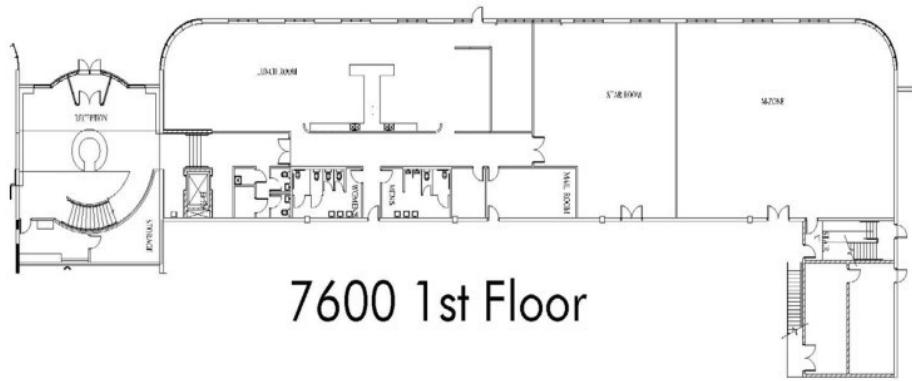


## BUILDING INFORMATION

Building Size	115,286 SF
Space Available	115,286 SF Total: 22,000 SF - Office, 93,286 SF - Warehouse
Year Built	2003
Ceiling Height	32' clear height
Bay Size	42' x 43'
Loading	12 dock doors, 1 drive-in door
Power	1,600 Amps, 480V, back up generator
Parking	140 total parking spaces
Sprinkler	ESFR
Site Size	5.61 acres
Roof	Ballasted EPDM membrane, flat roof
HVAC	Roof mounted and ceiling hung, gas fired units
Zoning	I-1 - Industrial
Lease Rates	\$9.50 - Office, \$4.50 - Warehouse
Sale Price	\$65.00 PSF
2018 Est. Tax	\$1.93 PSF

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## FLOOR PLANS





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