

NEW HOPE DISTRIBUTION CENTER

MN
NORTHWEST

5147 Winnetka Ave
New Hope, MN



FOR LEASE

SUITE 1547

24,000 SF



LEASED BY





BUILDING SPECIFICATIONS

Available Size	18,885 SF Warehouse
	5,145 SF Office
	<hr/> 24,000 SF Total

Building Size	SF
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Lease Rates	Negotiable
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Tax & CAM	\$2.68 Tax
	<u>\$1.53 CAM</u>
	<hr/> \$4.21 Total

Clear Height	24'
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Loading	2 Dock Doors
	1 Drive-In

Column Spacing	30' x 40'
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Sprinkler	ESFR w/smoke evacuation
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Lighting	T-8
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Bay Depth	200'
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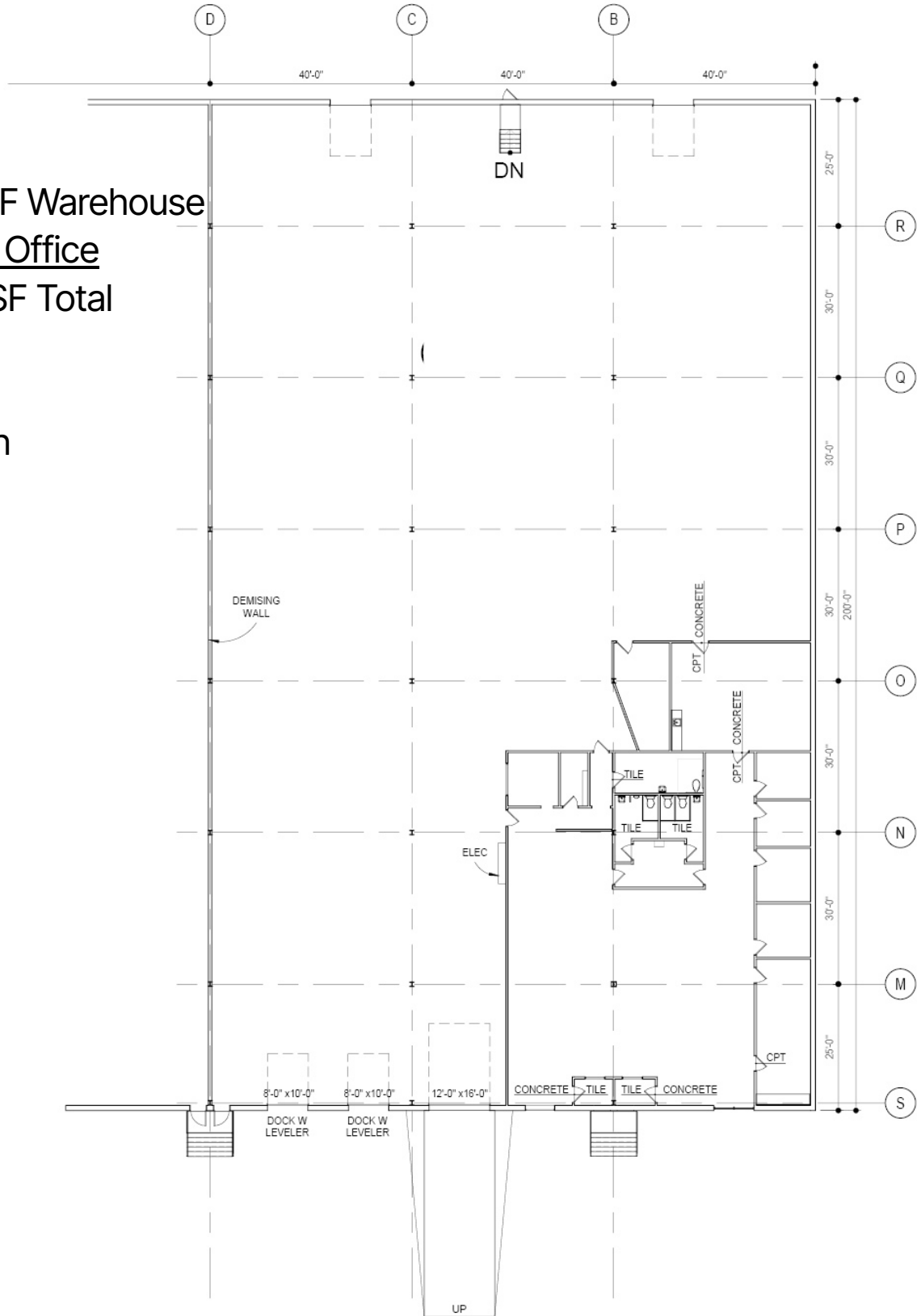
- Strong Northwest location with access to Highways 169 and 100
- Clean, functional distribution space
- Outside storage potential
- Available 7/1/2026

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5,145 SF Office
24,000 SF Total

2 Docks
1 Drive-In



CONTACT INFORMATION

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New Hope, MN

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



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