

NEW HOPE DISTRIBUTION CENTER

MN
NORTHWEST

5147 Winnetka Ave
New Hope, MN



FOR LEASE

SUITE 5167 & 5147

24,000 - 32,600 SF



LEASED BY





BUILDING SPECIFICATIONS

	<u>SUITE 5167</u>	<u>SUITE 5147</u>
Available Size	29,503 SF Warehouse	21,151 SF Warehouse
	3,097 SF Office	2,849 SF Office
	<u>32,600 SF Total</u>	<u>24,000 SF Total</u>

Building Size 193,200 SF

Lease Rates Negotiable

Tax & CAM \$2.68 Tax
\$1.53 CAM
 \$4.21 Total

Clear Height 24'

	<u>SUITE 5167</u>	<u>SUITE 5147</u>
Loading	2 Dock Doors 1 Drive-In	2 Dock Doors 1 Drive-In

Column Spacing 30' x 40'

Sprinkler ESFR w/smoke evacuation

Lighting T-8

Bay Depth 200'



- Outside storage available
- Strong Northwest location with access to Highways 169 and 100
- Clean, functional distribution space

FOR LEASE 24,000 - 32,600 SF

Suite 5167

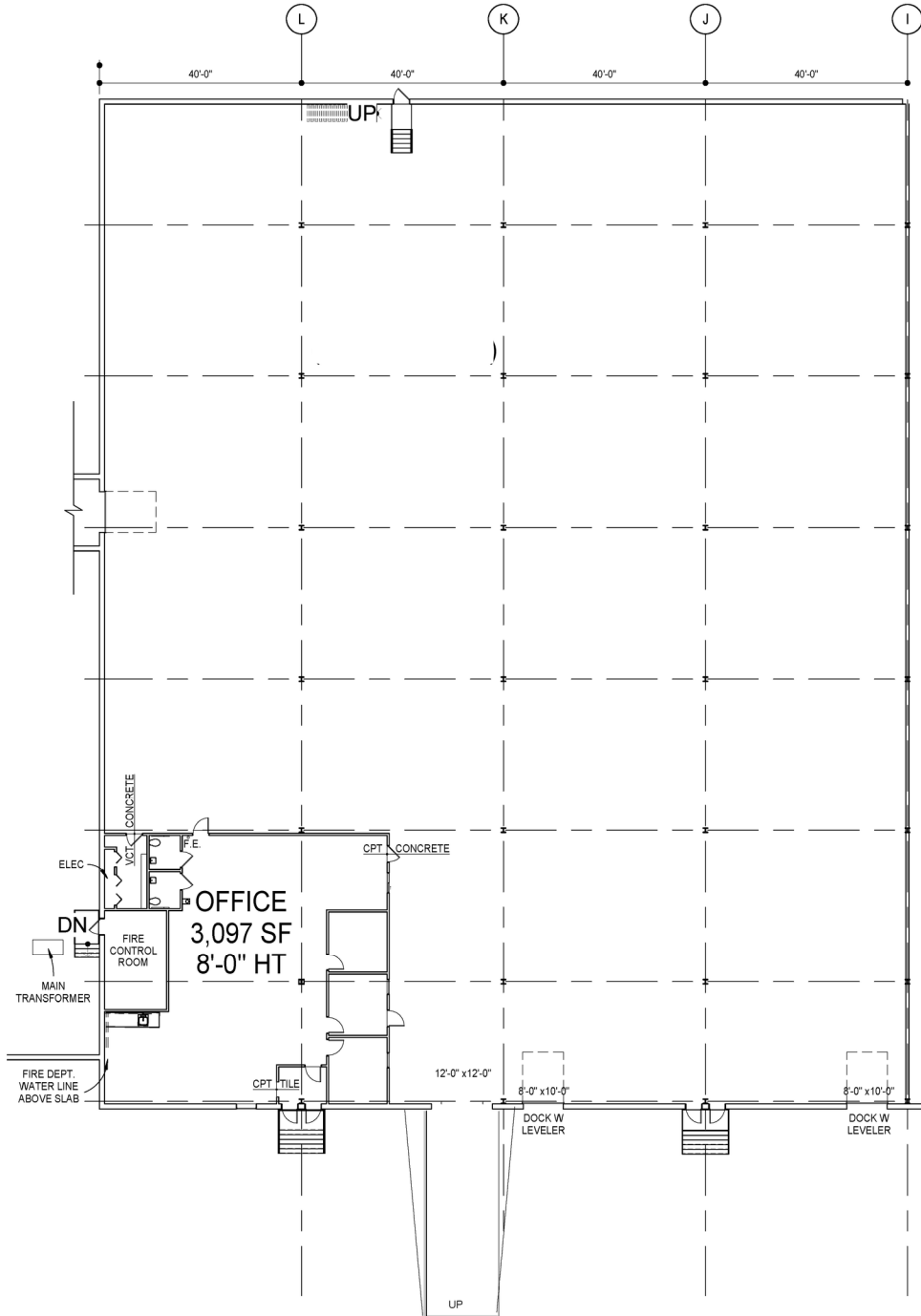
29,503 SF Warehouse

3,097 SF Office

32,600 SF Total

2 Docks

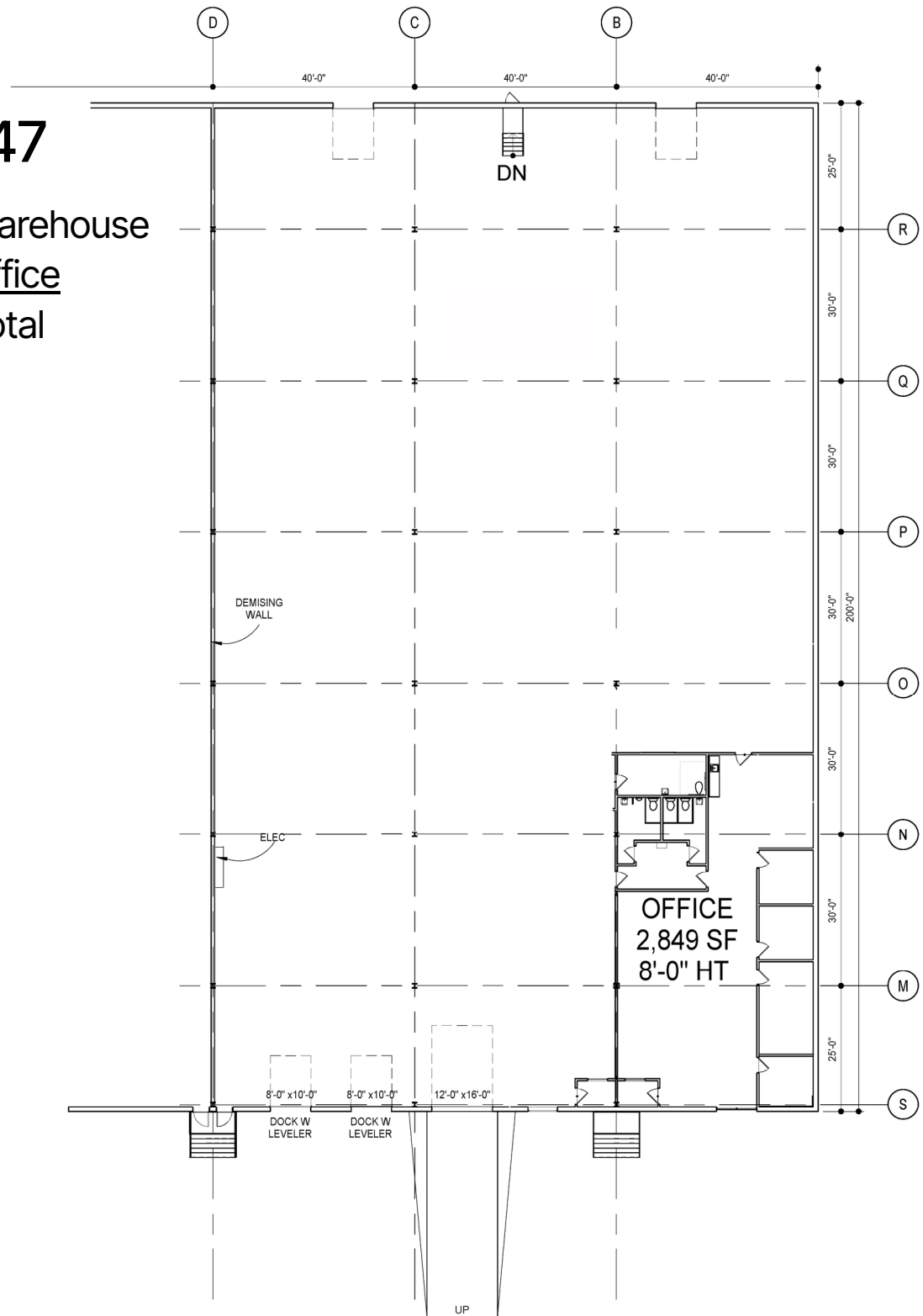
1 Drive-In



Suite 5147

21,151 SF Warehouse
2,849 SF Office
24,000 SF Total

2 Docks
1 Drive-In



CONTACT INFORMATION

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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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