



FOR LEASE



TIMBERLAND BUSINESS CENTER

4920 N Highway 169, New Hope, MN

MULTIPLE SUITES AVAILABLE

PROPERTY HIGHLIGHTS

Excellent access to Hwy 169

Dock and drive-in loading

Close to many area amenities

Well maintained common area

Hard to find smaller bays

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TIMBERLAND BUSINESS CENTER

4920 N Highway 169, New Hope, MN

BUILDING FEATURES

PREMISES	52,059 sf
YEAR BUILT	1978
SITE	8.4 acres
CLEAR HEIGHT	12'
POWER	100 amps

TERMS & EXPENSES

2024 ESTIMATED TAX & CAM	\$4.95 psf (includes trash removal)
LEASE RATES	\$7.00 psf warehouse \$10.95 psf office

SPACE AVAILABLE

Suite Number	Total SF	Office SF	Warehouse SF	Loading	Available
4944	1,782	345	1,437	1 dock	Now
4970	1,656	598	1,058	1 dock	Now

Suite
4970
Avail
Now

Suite
4944
Avail
Now



TIMBERLAND BUSINESS CENTER

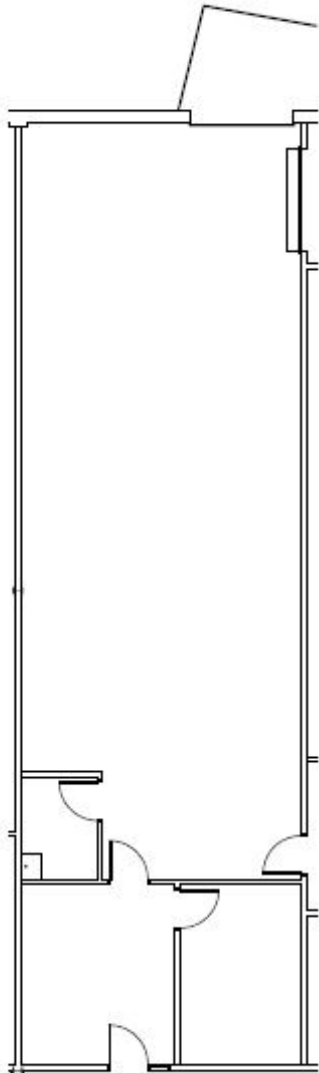
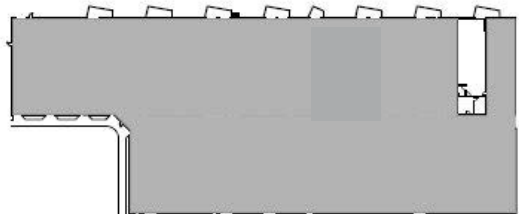
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SUITE 4944

Office	345 SF
Warehouse	1,437 SF
Total	1,782 SF

1 dock

KEY PLAN



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SUITE 4970

Office	598 SF
Warehouse	1,058 SF
Total	1,656 SF

1 dock

KEY PLAN

