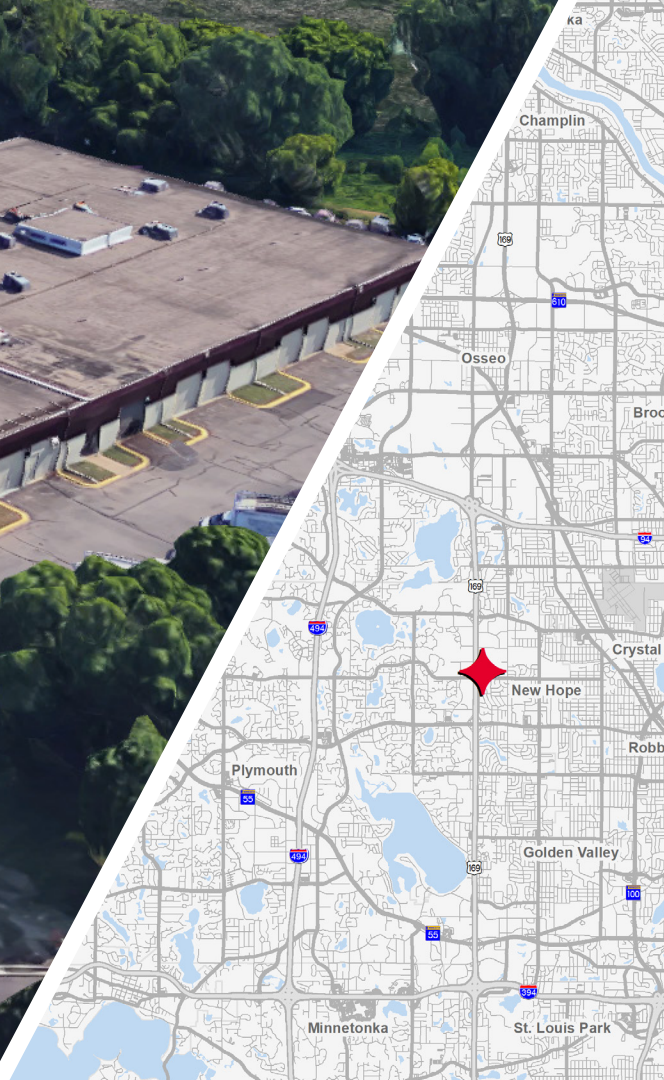




FOR LEASE



TIMBERLAND BUSINESS CENTER

4920 N Highway 169, New Hope, MN

MULTIPLE SUITES AVAILABLE

PROPERTY HIGHLIGHTS

Excellent access to Hwy 169

Dock loading

Close to many area amenities

Well maintained common area

Hard to find smaller bays

JONATHAN R. YANTA, SIOR, CCIM
+1 952 212 6372
jon.yanta@cushwake.com

BRUCE HOBERMAN
+1 612 599 4931
bhoberman@hjdevelopment.com

3500 American Blvd W, Suite 200
Minneapolis, MN
Main +1 952 831 1000
cushmanwakefield.com



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

2026 TAX & CAM	\$5.53 PSF Total (includes trash removal)
LEASE RATES	\$8.00 psf warehouse \$12.50 psf office

SPACE AVAILABLE

Suite Number	Total SF	Office SF	Warehouse SF	Loading
4968	1,598	0	1,598	1 Dock
4944	1,782	345	1,437	1 dock



TIMBERLAND BUSINESS CENTER

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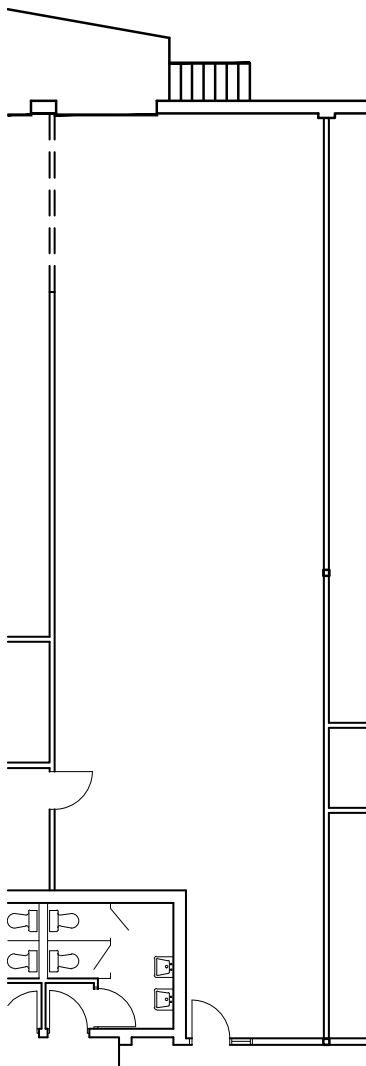
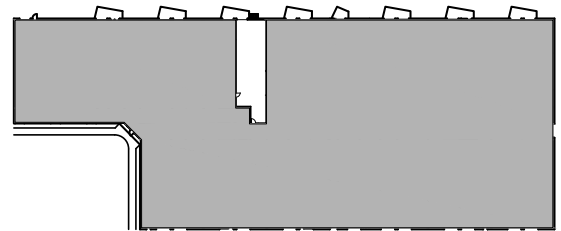
SUITE 4968

Warehouse 1,598 SF

Total 1,598 SF

1 dock

KEY PLAN



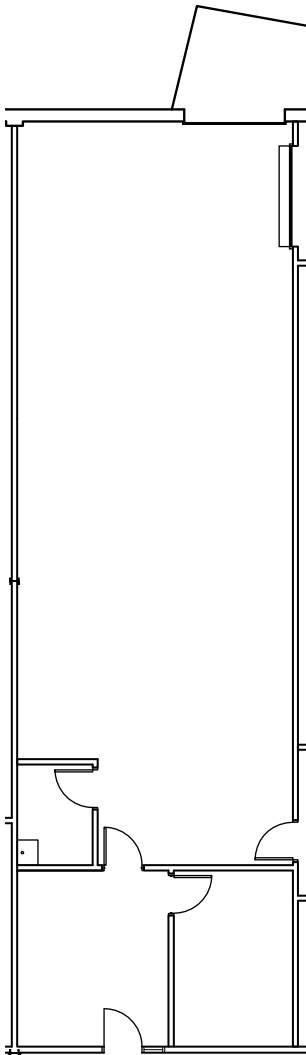
TIMBERLAND BUSINESS CENTER

4920 N Highway 169, New Hope, MN

SUITE 4944

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

1 dock



KEY PLAN

