FOR SALE OR LEASE

18,703 SF & +/- 1.5 AC OUTDOOR STORAGE



4990 HIGHWAY 169 N

NEW HOPE, MN

CUSHMAN & WAKEFIELD

PROPERTY INFORMATION

- APPROX 1.5 ACRES PAVED, FENCED + LIT OUTDOOR STORAGE
- VISIBILITY TO HWY 169
- DRIVE THRU CAPABILITY WITH TRENCH DRAIN

Available Size	7,720 SF OFFICE 9,383 SF WAREHOUSE/SHOP 1,600 SF MEZZANINE 18,703 SF TOTAL
Sale Price	Negotiable
Lease Rates	Negotiable
Loading	1 Platform Dock 5 Drive-Ins 16' x 14' & 12' x 14'
Roof Age	To verify
Year Built	1978/2017
Clear Height	20'
Power	600 Amp, 480 V, 3-Phase
2026 Taxes	$96,019.10



PROPERTY PHOTOS

CUSHMAN & WAKEFIELD

CONFERENCE ROOM



OFFICE



OFFICE



BREAK ROOM



PROPERTY PHOTOS

CUSHMAN & WAKEFIELD

FITNESS CENTER



SHOP ADDITION



GATED STORAGE



COLUMN FREE WAREHOUSE



PROPERTY PHOTOS

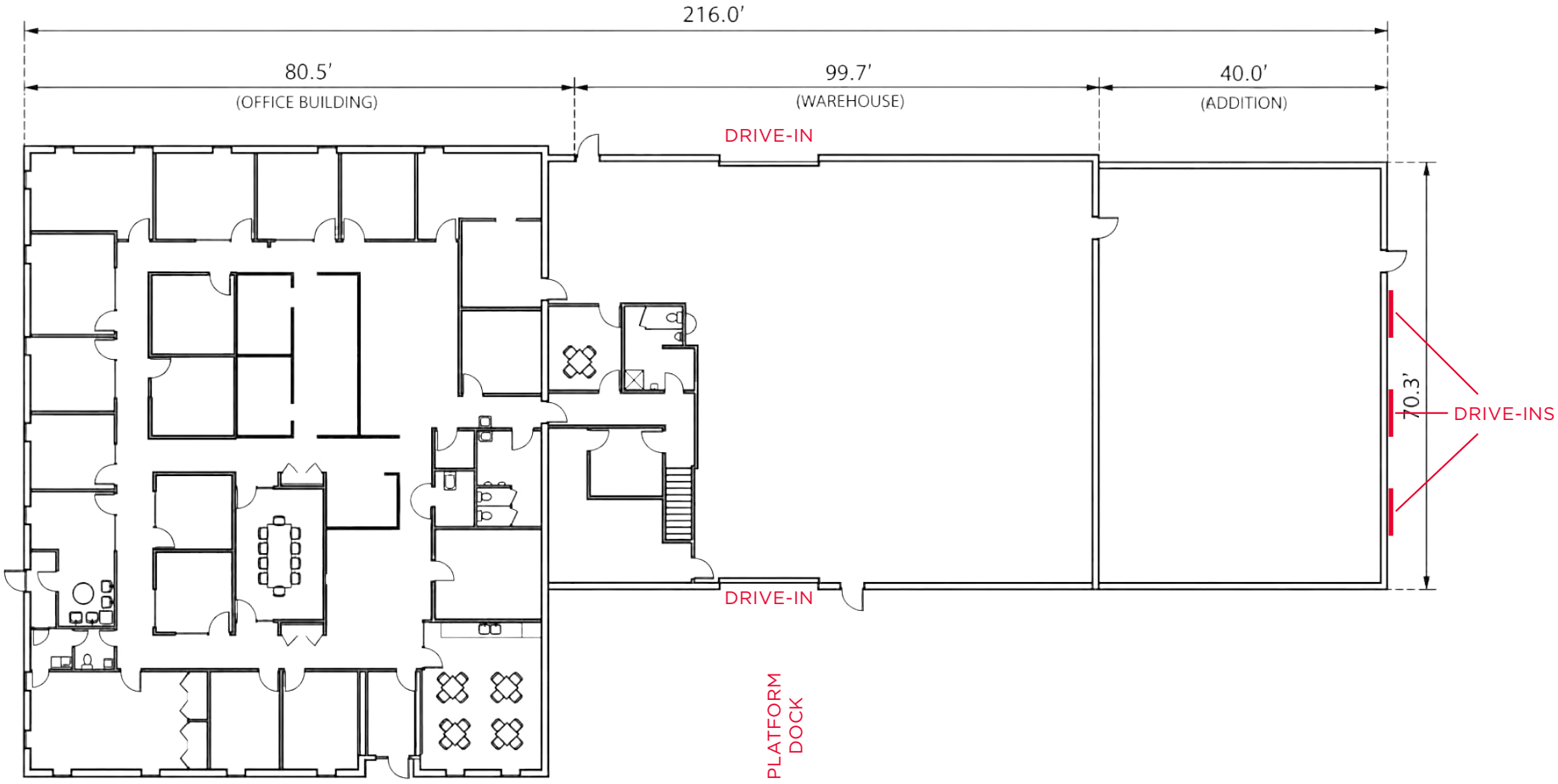








FLOOR PLAN


216.0'
80.5'
(OFFICE BUILDING)
99.7'
(WAREHOUSE)
40.0'
(ADDITION)
DRIVE-IN
70.3'
DRIVE-INS
DRIVE-IN
PLATFORM
DOCK



BRENT MASICA
Executive Managing Director
+1 952 893 8231
brent.masica@cushwake.com

JASON MEYER
Executive Director
+1 952 994 8918
jason.meyer@cushwake.com

DANNY MCNAMARA
Executive Director
+1 952 893 8895
danny.mcnamara@cushwake.com

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3500 American Blvd W, Suite 200
Minneapolis, MN 55431
952 831 1000
industrialmn.com