

FOR LEASE!

WAREHOUSE / DISTRIBUTION SPACE

**4902-4948 Winnetka Ave N
New Hope, MN 55428**



UP TO 15,000 SF WAREHOUSE

SPACENETEQUITIES

Commercial Real Estate Solutions

**JORDAN GREENBERG - 952-746-9600 - jordan@spaceneteq.com
SpaceNet Equities, LLC - 8100 Wayzata Blvd - Golden Valley, MN 55426**

www.spaceneteq.com

BUILDING INFORMATION

BUILDING ADDRESS: 4902-4948 Winnetka Ave N

HVAC:

Gas Forced Air

TOTAL BLDG SF: 123,892 sf Total

LIGHTING:

New LED Lighting Throughout

AVAILABLE SUITES: West Warehouse Area:
15,000 sq. ft.

LEASE RATE:

ESFR

CONSTRUCTION: Concrete Block

LOADING ACCESS:

23 Dock Doors and 3 Drive-in Doors

TOTAL ACRES: 4.44 Acres

COLOUMN SPACING:

33'4 X 37'

ZONING: Industrial

BAY DEPTH:

150' FT

CEILING HEIGHT: 28'3 Clear

POWER:

1000 AMP—277/480

COMMENTS:

This bulk distribution building offers low cost economics for warehouse users looking for high ceilings and multiple docks and drive-in access. Excellent location with easy access to Hwys 169 & 100 and I-694. Flexible lease terms and responsive ownership. New LED lighting throughout, rail access and small office space. Near retail, restaurants and bus line.

Base Rental Rate: \$5.25 net psf

2022 Est. Operating Expenses: Real Estate Taxes: \$1.93 psf C.A.M.: \$1.05 psf



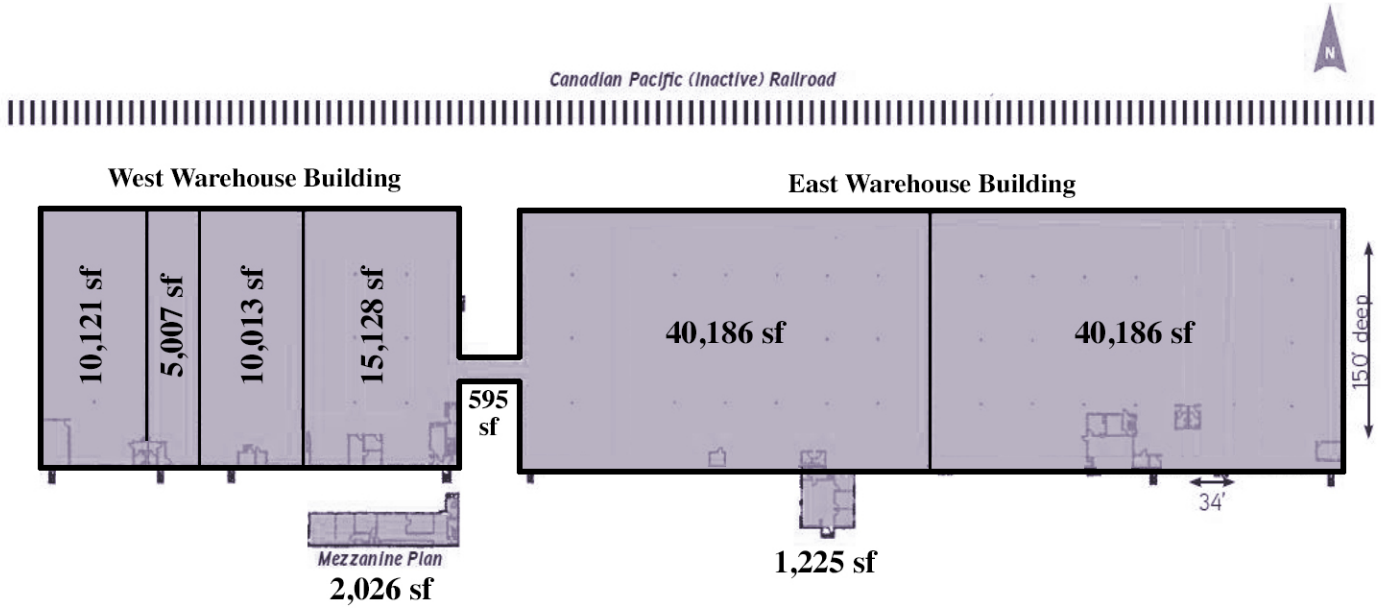
SPACENET EQUITIES

Commercial Real Estate Solutions

JORDAN GREENBERG - 952-746-9600 - jordan@spaceneteq.com
SpaceNet Equities, LLC - 8100 Wayzata Blvd - Golden Valley, MN 55426
www.spaceneteq.com

This brochure has been compiled based on the best available information. We do not guarantee the reliability and accuracy of this information. All lessees and buyers should validate such information to ensure it's accuracy.

FLOOR PLAN



West Building: 42,295 sf

East Building: 81,597 sf

Total Available SF: 123,892 sf

SPACENET EQUITIES

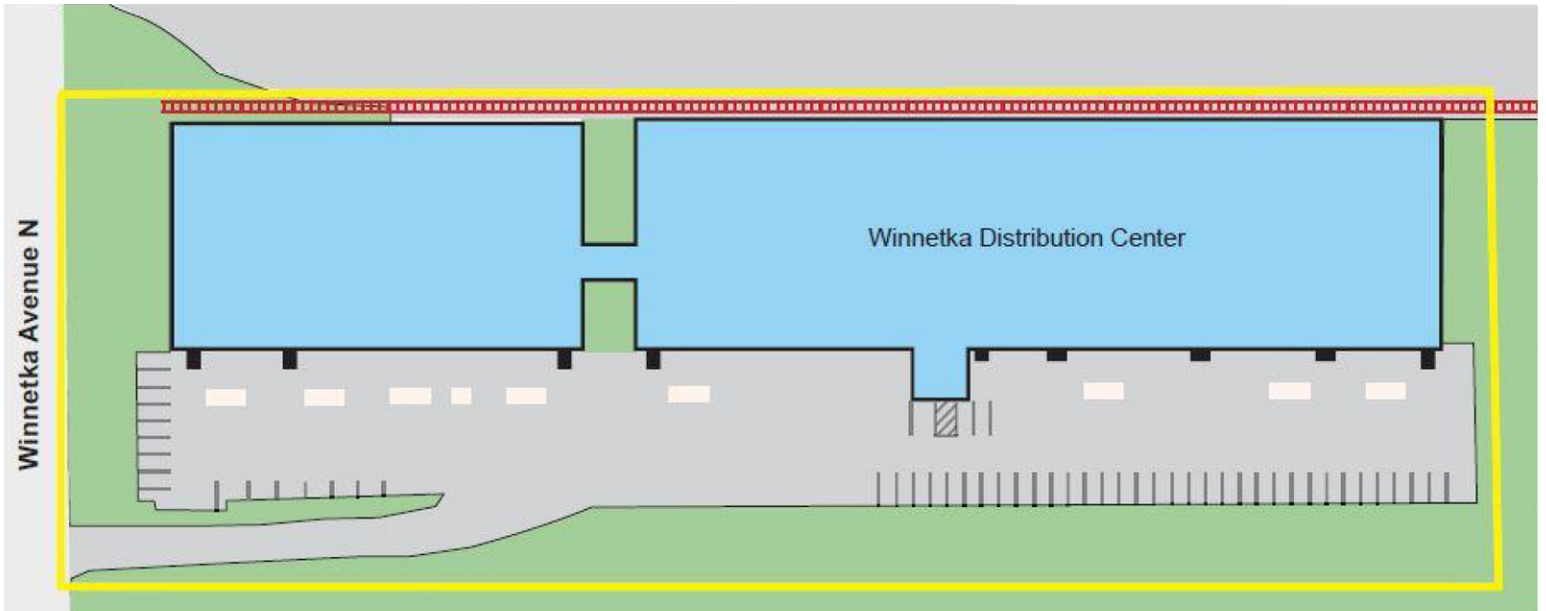
Commercial Real Estate Solutions

JORDAN GREENBERG • 952-746-9600 • jordan@spaceneteq.com

SpaceNet Equities, LLC • 8100 Wayzata Blvd. • Golden Valley, MN 55426

spaceneteq.com

SITE PLAN



SPACENETEQUITIES

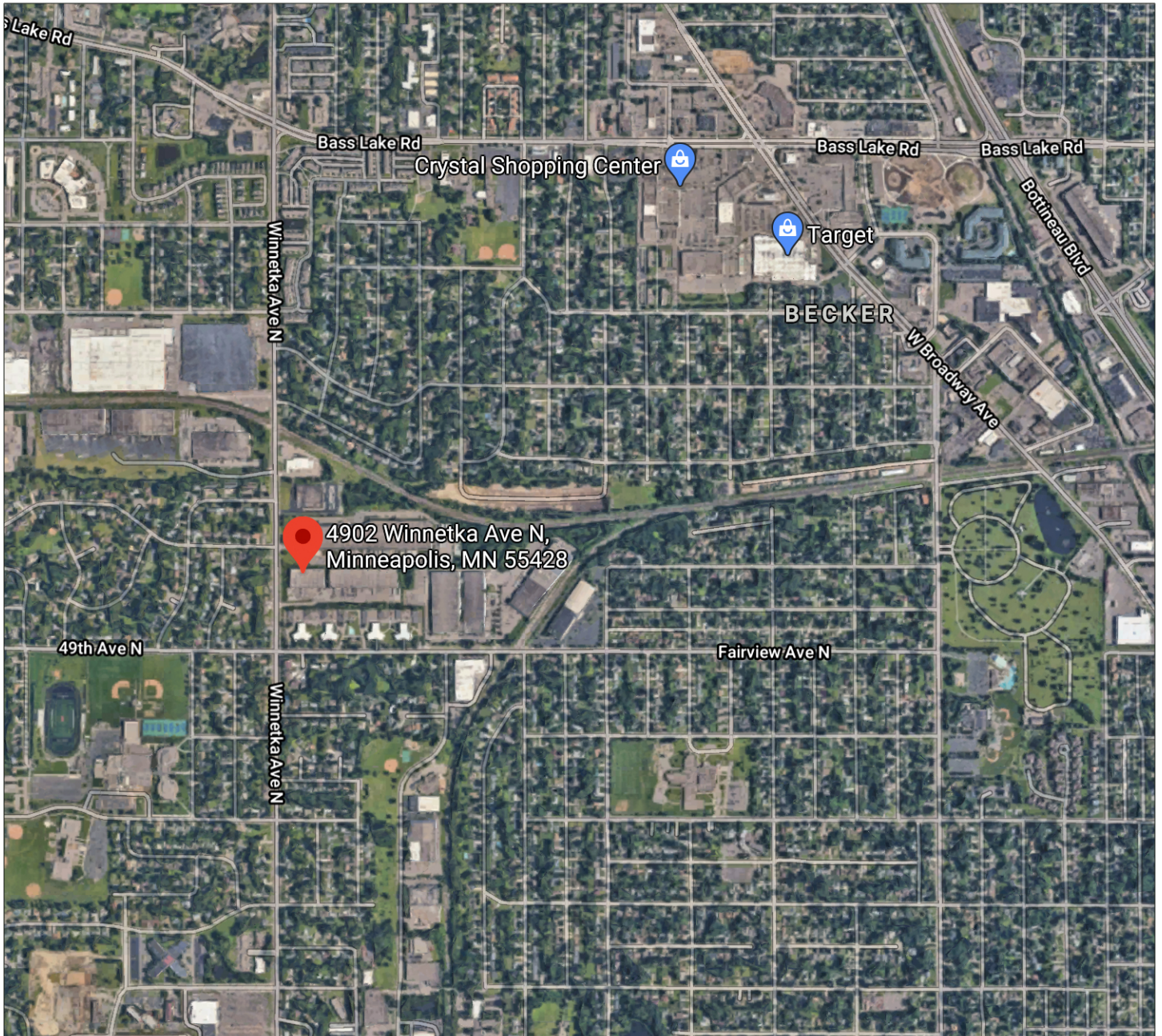
Commercial Real Estate Solutions

JORDAN GREENBERG • 952-746-9600 • jordan@spaceneteq.com

SpaceNet Equities, LLC • 8100 Wayzata Blvd. • Golden Valley, MN 55426

spaceneteq.com

SITE MAP



SPACENET EQUITIES

Commercial Real Estate Solutions

JORDAN GREENBERG • 952-746-9600 • jordan@spaceneteq.com

SpaceNet Equities, LLC • 8100 Wayzata Blvd. • Golden Valley, MN 55426

spaceneteq.com