

3440 WINPARK DRIVE

NEW HOPE, MN 55427



**Corporate HQ**  
**Distribution | Cold Storage Facility**  
Multi-million dollar improvements

**142,000 sq ft**  
Up to 66,000 sq ft of future expansion

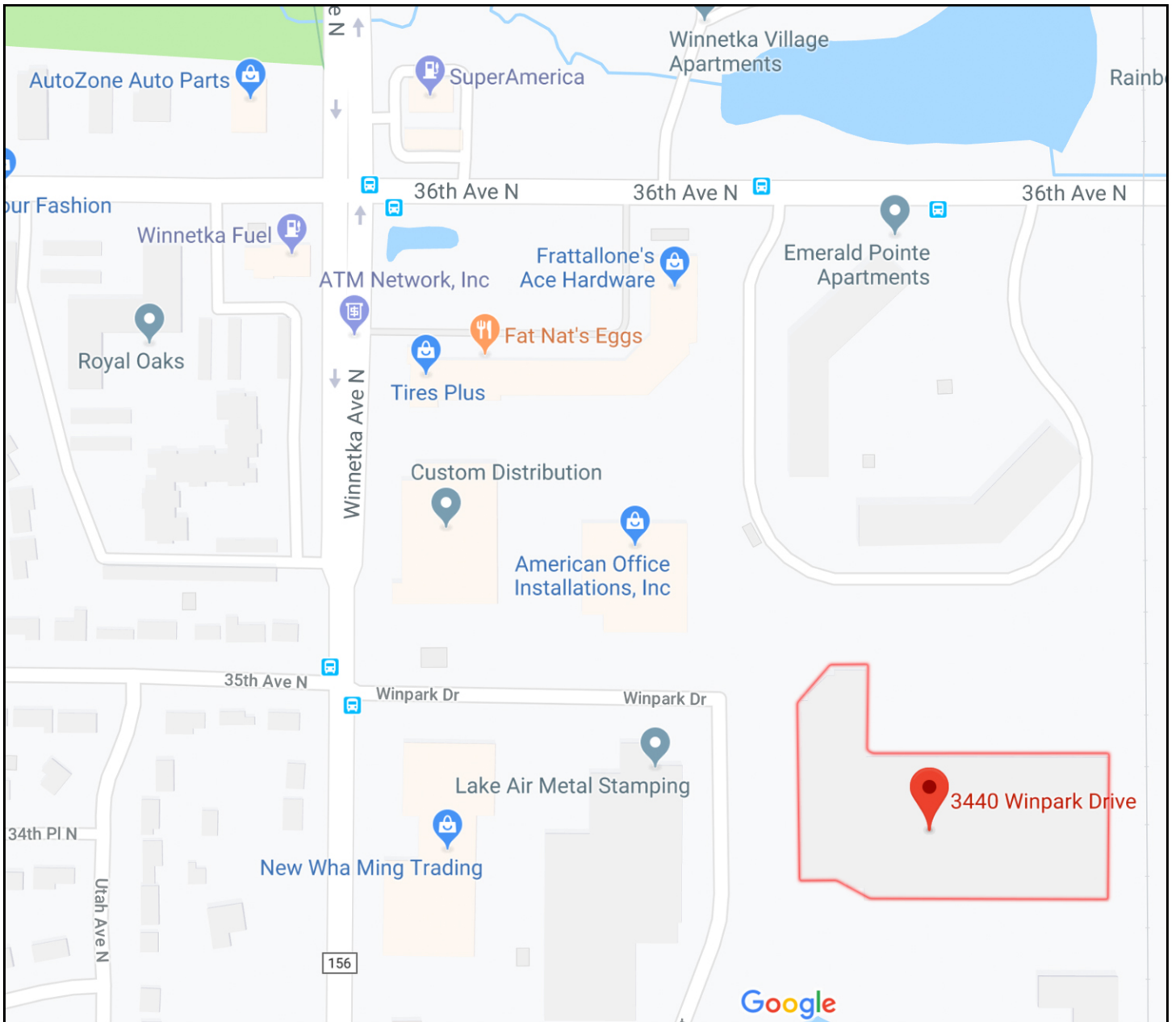
**SPACENETEQUITIES**

Commercial Real Estate Solutions

**JORDAN GREENBERG • 952-746-9600 • [jordan@spaceneteq.com](mailto:jordan@spaceneteq.com)**  
SpaceNet Equities, LLC • 8100 Wayzata Blvd. • Golden Valley, MN 55426

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# SITE MAP



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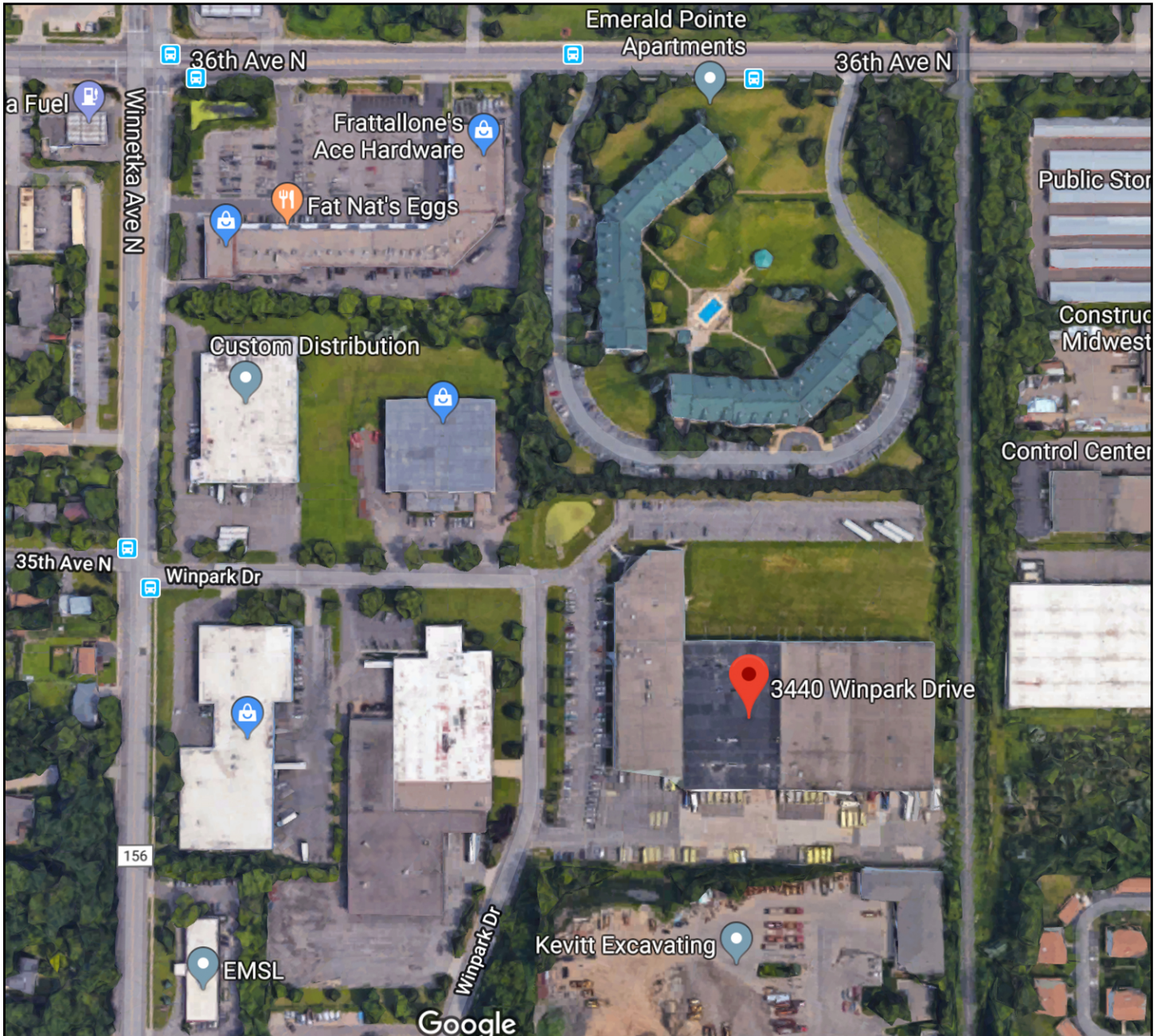
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# SATELLITE SITE MAP



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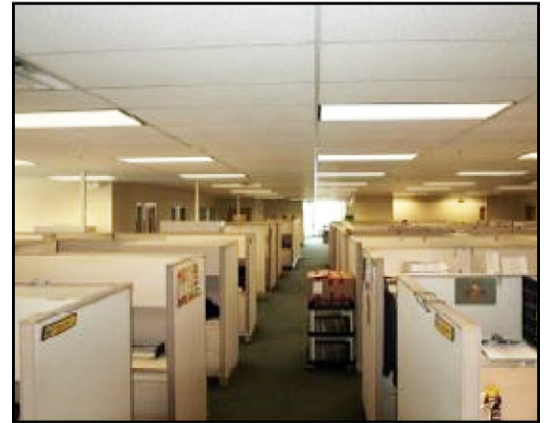
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# BUILDING INFORMATION

<b>Total Building Sq Ft:</b>	142,142 sq ft
<b>Divisible To:</b>	38,000 sq ft
<b>Expandable To:</b>	208,000 sq ft
<b>Total Office Sq Ft:</b>	14,437 sq ft
<b>Mezzanine Office, Break Room/Lockers:</b>	3,566 sq ft
<b>Warehouse/Distrib.:</b>	124,139 sq ft
<b>Ceiling Height:</b>	24-26' in warehouse area
<b>Property Area:</b>	8.38 acres
<b>Parking:</b>	225+ stalls
<b>Construction:</b>	Masonry / Pre-cast
<b>Zoning:</b>	Industrial
<b>Column Spacing:</b>	40 x 40 and 40 x 55
<b>Loading/Rail Access:</b>	27 docks with levelers 1 drive-in/CP rail access
<b>Power:</b>	3000 amps/480 volts
<b>Back-up Generator:</b>	Reduces energy costs up to 20%
<b>HVAC:</b>	Gas forced air-warehouse
<b>Lighting:</b>	New T8 fixtures
<b>Sprinkler:</b>	ESFR
<b>Bathrooms:</b>	Large employee restrooms in both office and ware house
<b>Location:</b>	Excellent location off of Winnetka Ave with close access to Hwys 169, 55, 100 and I-694. Convenient to bus lines and retail.



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# BUILDING INFORMATION

<b>Lease Rates:</b>	<b>\$9.50 psf / Office   \$4.75 psf / Warehouse</b>
<b>Real Estate Taxes:</b>	<b>\$ 1.90 psf</b>
<b>Operating Expense:</b>	<b>\$ .89 psf</b>
<b>Total Tax &amp; Ops:</b>	<b>\$2.79 psf</b>

## Comments:

- Facility is designed to accommodate up to 66,000 sf of future expansion
- Multi-million dollar improvements with new corporate office area with high end finishes, conference rooms, private offices, lobby and open area for cubes
- Low operating expenses
- Fully cabled for data/voice and security
- Secure, fenced truck court
- Excellent shipping and receiving offices with employee break area and locker rooms
- 13,000 sf structural mezzanine
- Zoned for outside storage
- CP rail served
- All racking, conveyor systems and back up generator are available



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# SITE AERIALS



# SPACENET EQUITIES

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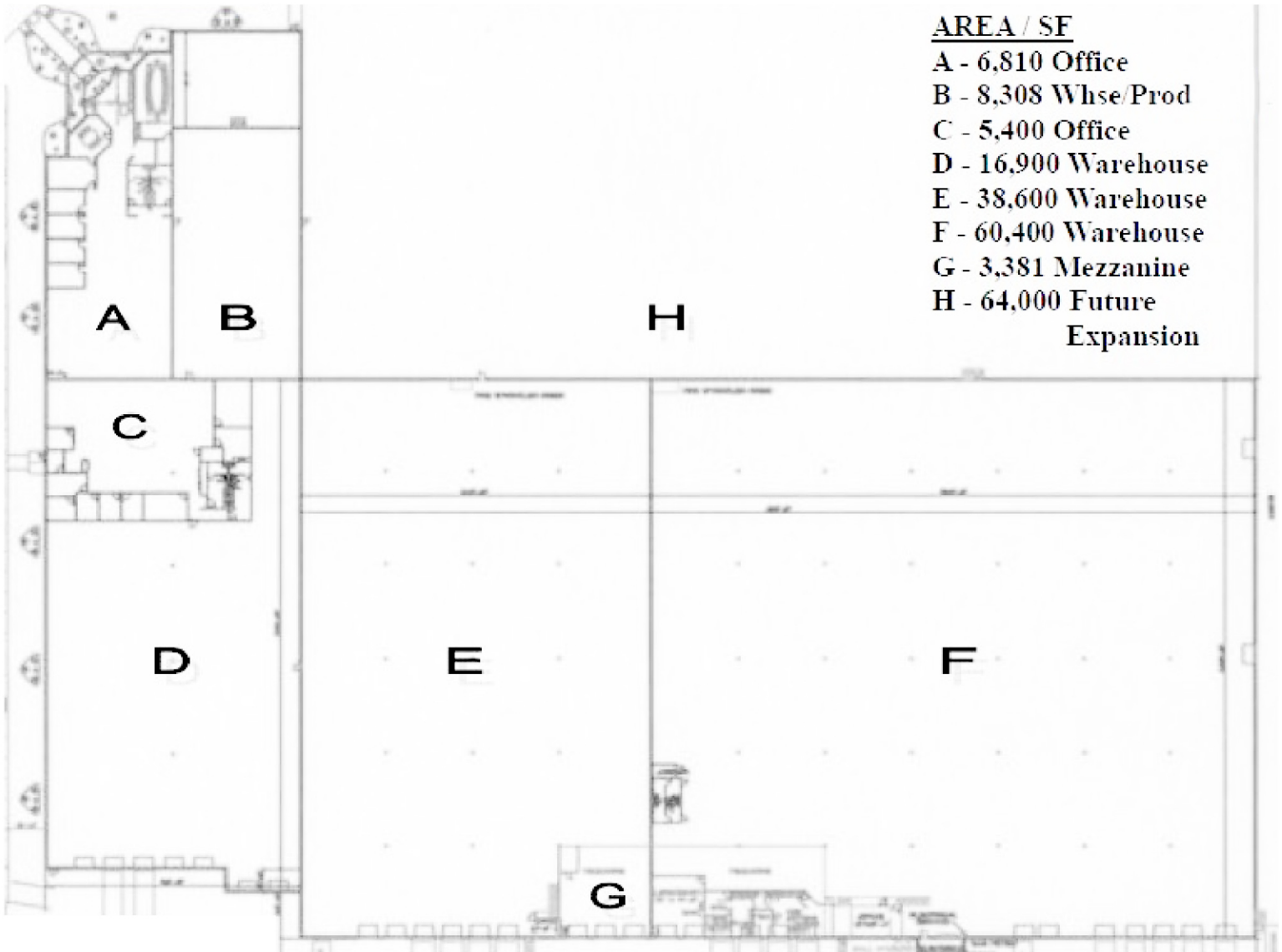
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# SITE PLAN



# SPACENETEQUITIES

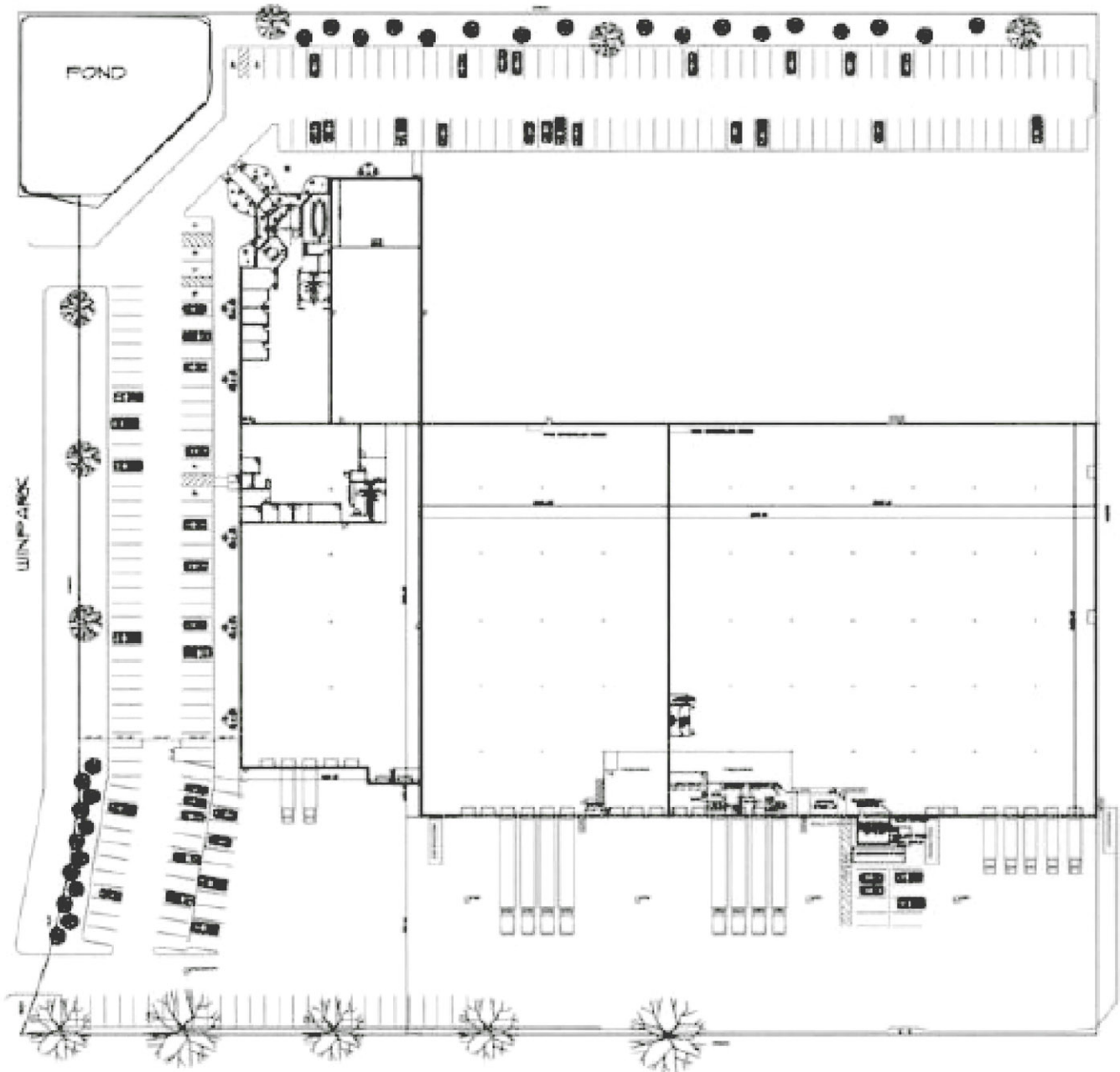
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