

FOR LEASE!

4902-4948 WINNETKA AVE. N.

NEW HOPE, MN 55428



MAJOR DISTRIBUTION FACILITY AVAILABLE

**Up to 123,892 sq ft
of warehouse space available**

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

BUILDING INFORMATION

BUILDING ADDRESS:	4902-4948 Winnetka Av New Hope, MN	CEILING HEIGHT:	28'3" Clear
TOTAL BLDG SF:	123,892 sf total	HEAT:	Gas Forced Air Heating
AVAILABLE SUITES		LIGHTING:	New LED Lighting Throughout
AVAILABLE SF:	<u>West Warehouse Area</u> 42,295 sq. ft.	FIRE SPRINKLER:	ESFR System
	<u>East Warehouse Area</u> 81,597 sq. ft.	LOADING ACCESS:	23 Dock Door 3 Drive-in Doors
(End Cap Space with Signage visible to Winnetka)		COLUMN SPACING:	33'4 x 37'
		BAY DEPTH:	150 Ft
ZONING:	Industrial	POWER:	1000 amp—277/480

COMMENTS: This bulk distribution building offers low cost economics warehouse users with 28'3" clear ceilings and ESFR sprinkler. Great loading with multiple dock and drive in access. Excellent location with easy access to Hwys I-694, 169 and 100. Flexible lease terms for users from 15,000 sq ft to 128,008 sq ft.

*Great Warehouse/Distribution facility located in NW metro
*23 Docks, 3 Drive-ins
*Easy access to I-694, Hwy 169
*CP Rail spur to building

*New LED Lighting Throughout
*Close to bus line & near plenty of retail
*Signage with visibility to Winnetka Avenue North
*Low CAM & Taxes

NET RENTAL RATES:	R.E. Taxes:	Operating Expenses:	Total:
\$4.95 psf net (Utilities separately metered)	\$1.92 psf	\$1.06	\$2.98 psf

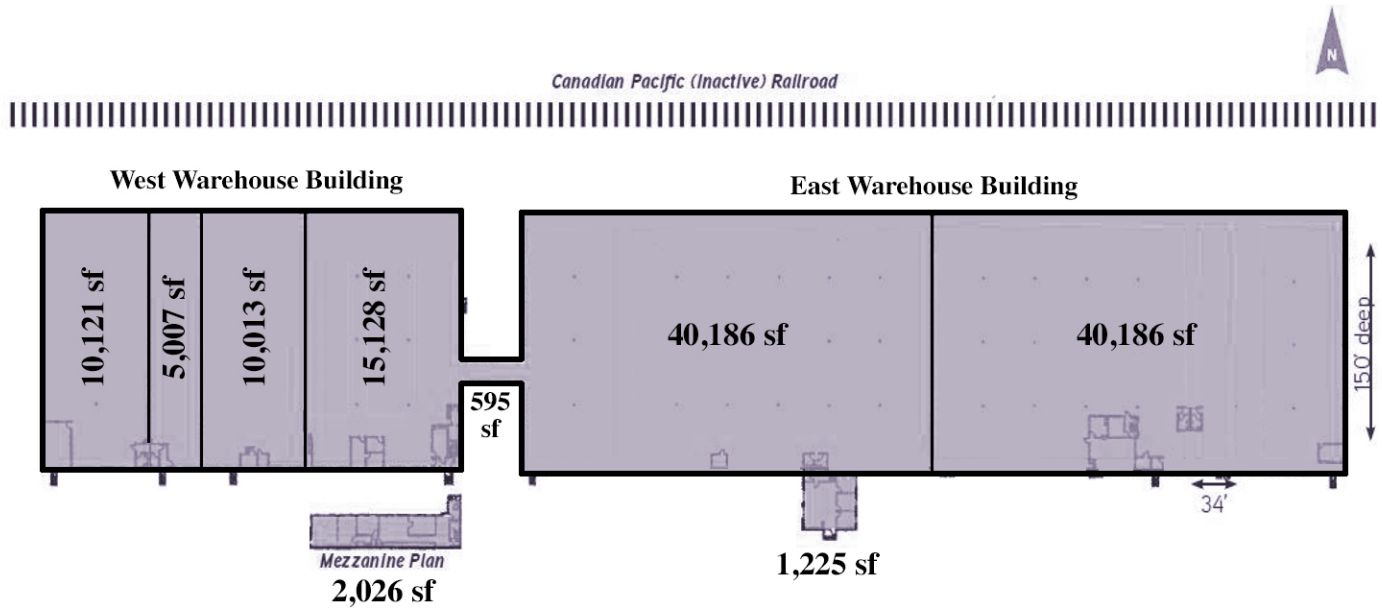
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FLOOR PLAN



West Building: 42,295 sf

East Building: 81,597 sf

Total Available SF: 123,892 sf

SPACENET EQUITIES

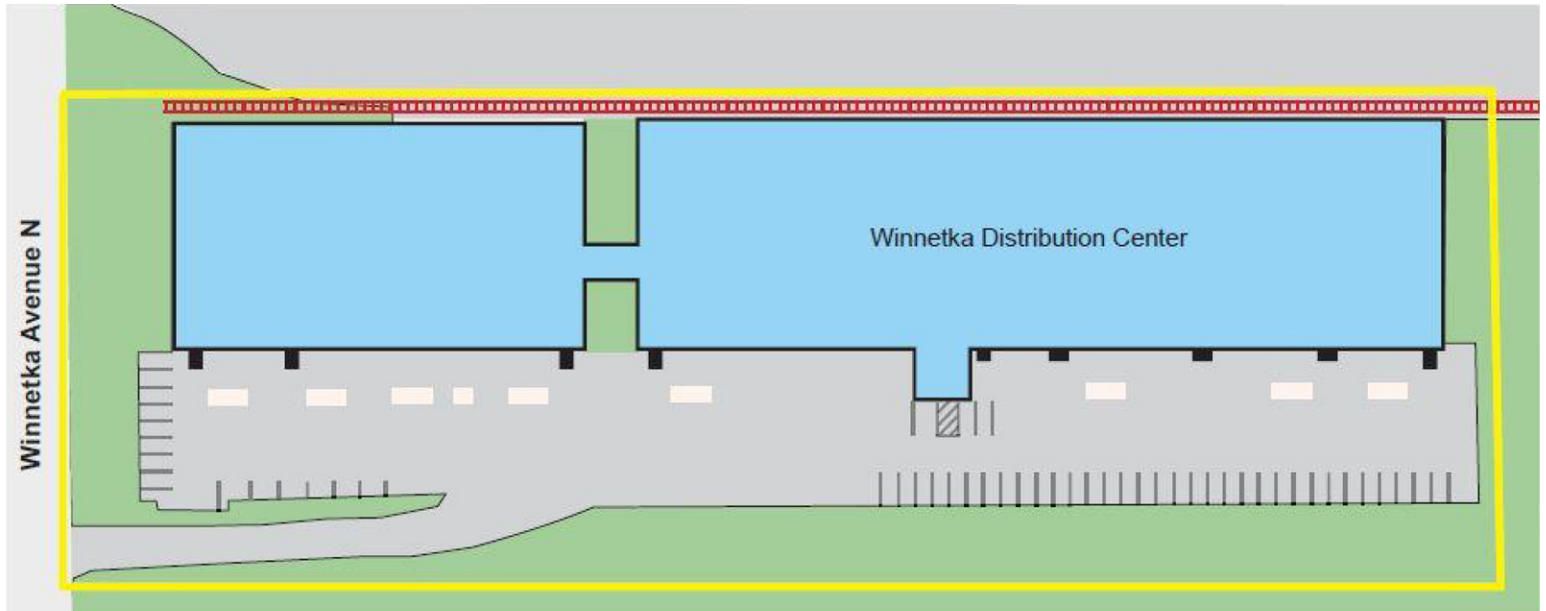
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SITE PLAN



SPACENET EQUITIES

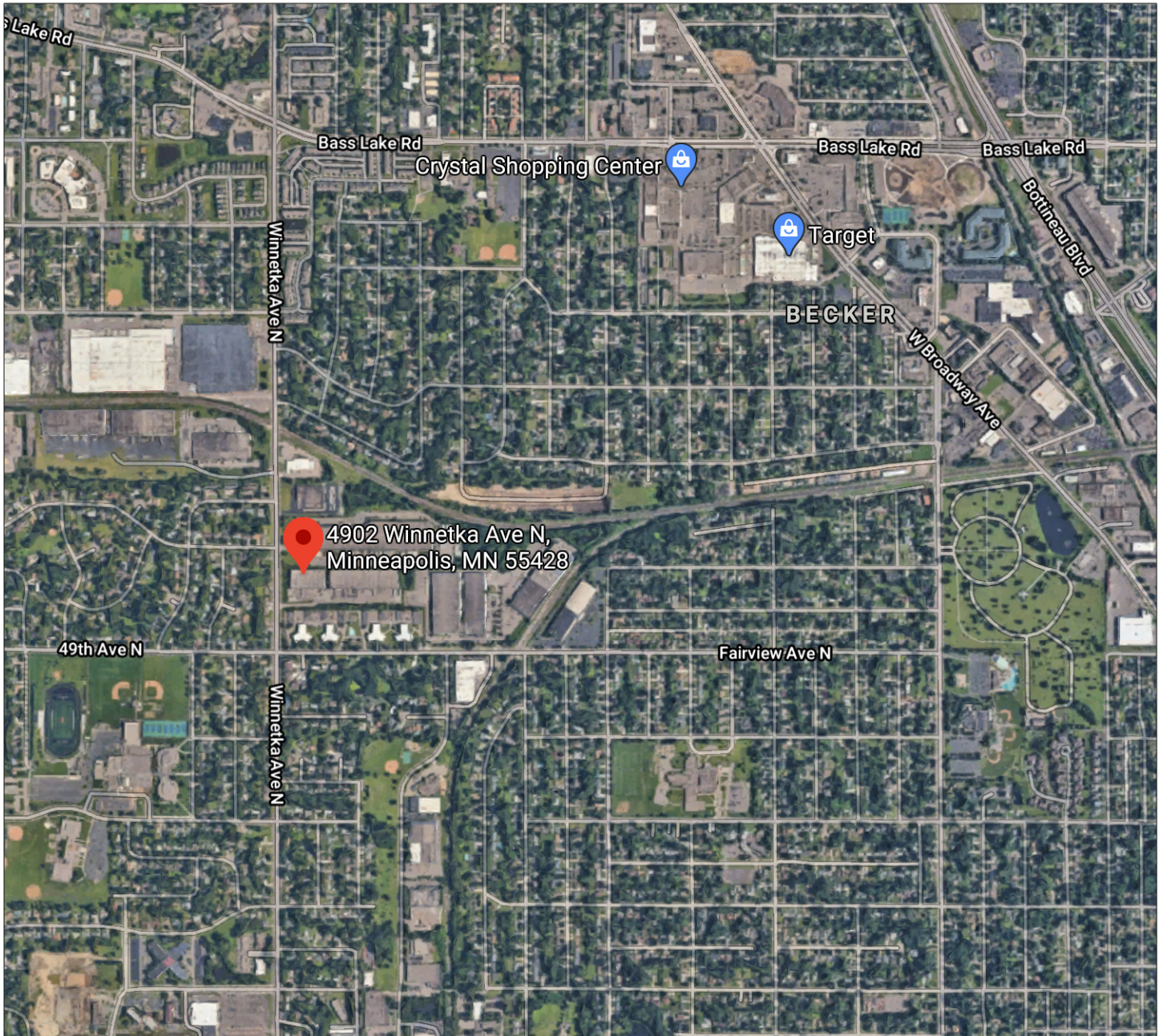
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SITE MAP



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