FOR LEASE

4902-4948 Winnetka Ave N. New Hope, MN

SPACENET EQUITIES

UP TO 100,000 SF | DISTRIBUTION SPACE



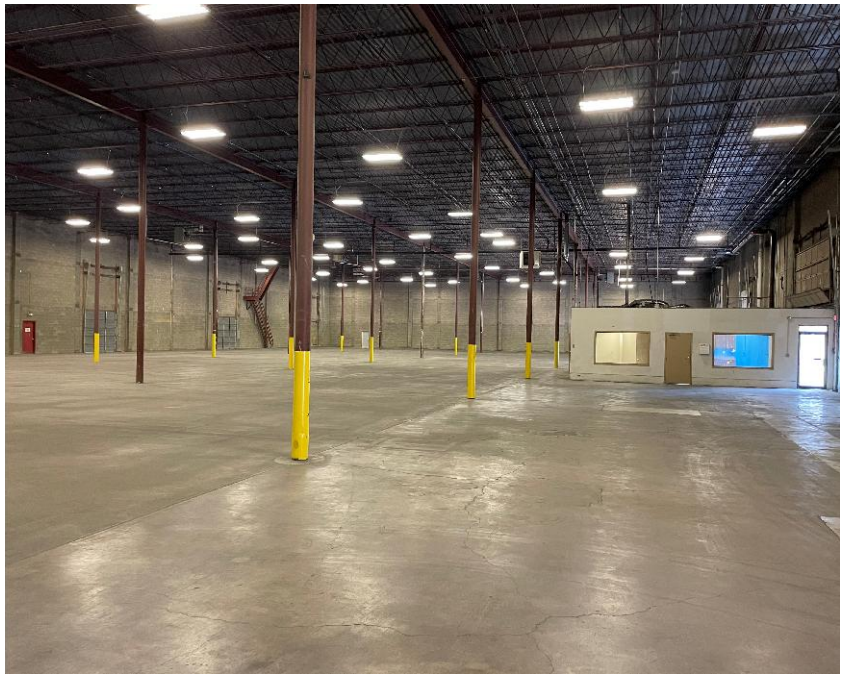
4902-4948 Winnetka Avenue N | New Hope

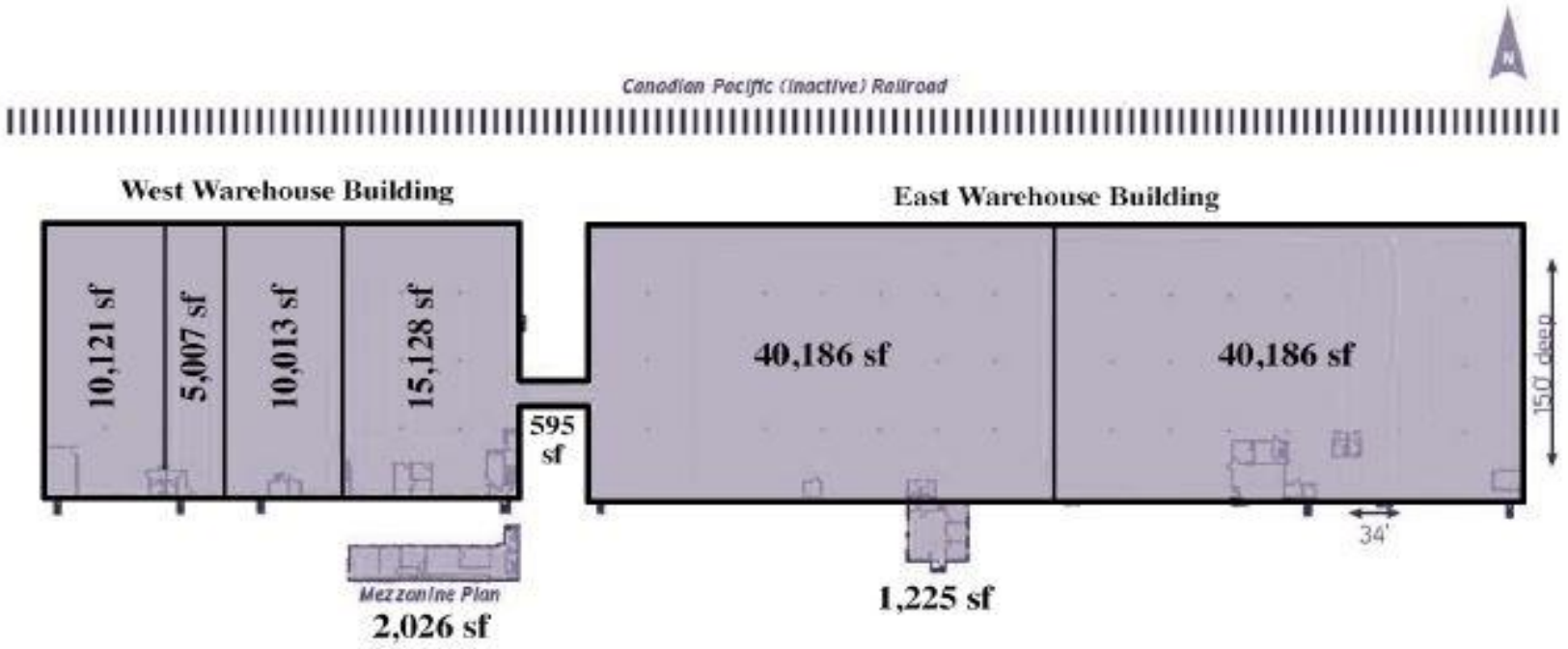
SPACENET EQUITIES

PROPERTY INFORMATION & HIGHLIGHTS

Building Size:	Building 1- 42,295 SF - Building 2– 81,597 SF **Total Building SF: 123,892 SF**
Land Area:	4.4 Acres—191,664 sq ft
Year Built:	1966
Warehouse Bays Available:	81,597 sf
Loading:	15 Dock Doors
Drive-In Doors	3
Clear Height:	28'3
Column Spacing:	33'4 x 37'4
Bay Depth:	150 feet
Heat:	Gas Forced Air
Zoning:	Industrial
CAM & Taxes:	CAM-$1.37 PSF R.E. TAXES-$2.61 PSF ($3.98 PSF)
Lease Rates:	$6.95 Net psf







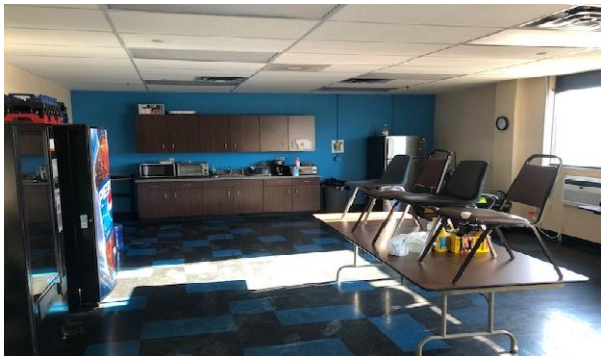
West Building:	**42,295 sf**
East Building:	**81,597 sf**
Total Available SF:	**123,892 sf**

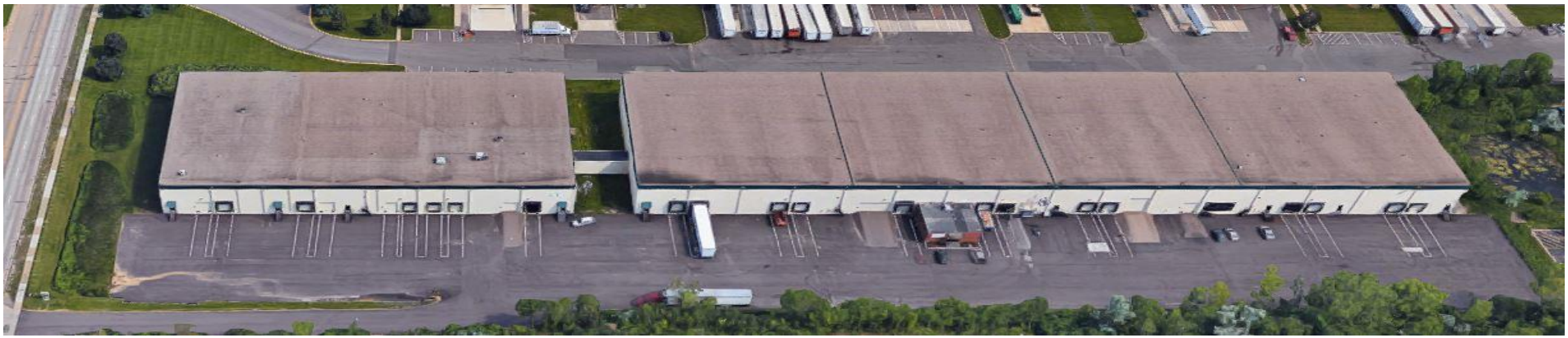
- Bulk Distribution Facility with direct exposure to Winnetka Ave N in central New Hope location
- 28’ Clear Ceilings, ESFR Sprinkler, 23 loading docks, 3 drive-in Doors
- Quick access to Hwys 169, 100 and I-694.
- Close to retail, restaurants and bus line
- LED lighting throughout
- Flexible Lease Terms











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BUILDING AMENITIES

- Excellent New Hope location with immediate access to I-694 and Hwys 169 and 100.
- Close to Rockford Road retail and restaurants.
- Signage exposure to Winnetka Ave N.

Aerial Photograph



4902-4948 Winnetka Ave N | New Hope

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COMMERCIAL REAL ESTATE SOLUTIONS

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BUILDING SPECS

Roof:	Rubber Membrame -Annual Maintenance
Fire Protection:	Wet System
Sprinkler:	ESFR Sprinkler
Utilities:	Electric-Natural Gas
Lights:	LED—Motion Censored
Power:	1,000 Amps, 480 / 277 3-Phase
Security:	Yes
Internet:	Comcast, Century Link & Fiber to Bldg
HVAC:	Forced Air Heating Units
Bathrooms / Breakroom	Mens,/Womens / Breakroom



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