

INDUSTRIAL FOR SALE OR LEASE
9151 INTERNATIONAL PKWY
NEW HOPE, MN 55068



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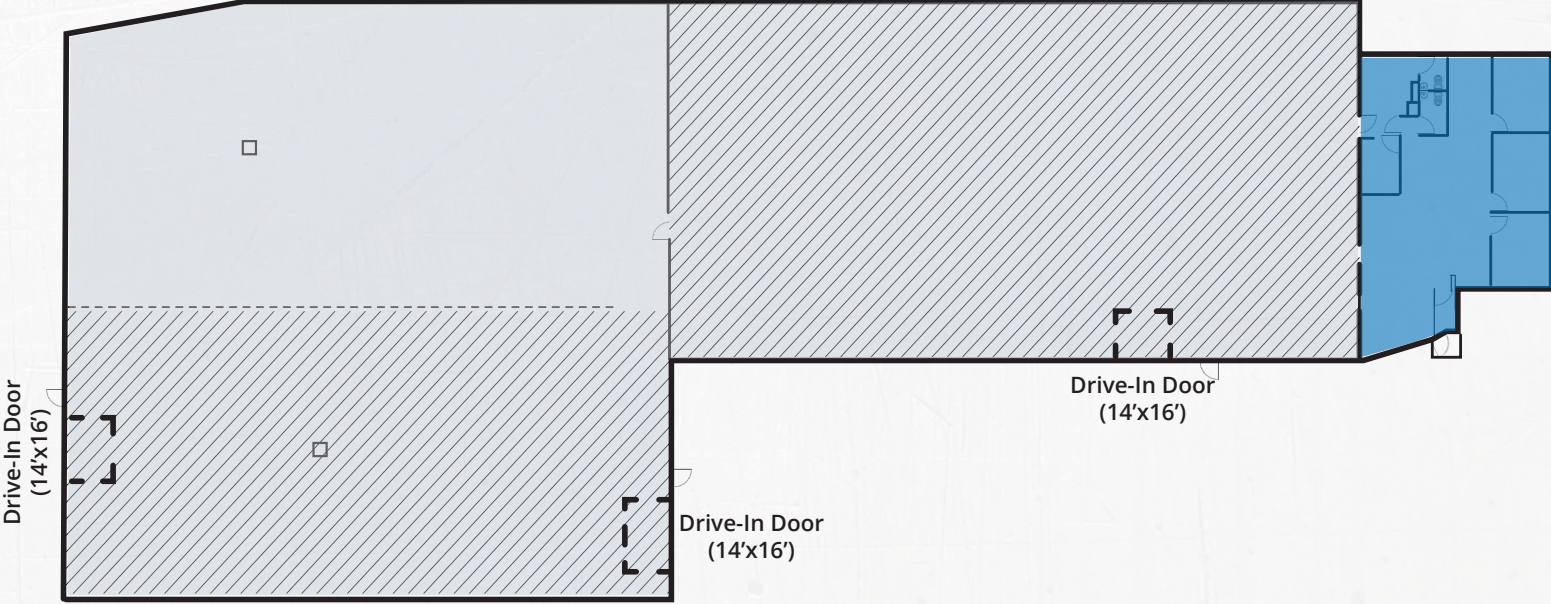
PROPERTY SUMMARY

- RARE OWNER/USER OPPORTUNITY
- PRIME LOCATION
- 2 X 5 TON OVERHEAD CRANES
- 3 LARGE DRIVE-IN DOORS (14'X16')
- MINIMAL OFFICE

Building Size	2,168 SF Office 25,385 SF Warehouse 27,553 SF Total
Lease Size	10,000 - 27,533 SF
Clear Height	22'7" - 23'9"
Parking Stalls	25 stalls
Year Built	1977 2012 Addition
Parcel Size	2.25 AC (98,010 SF)
Loading	3 Drive-In Doors (14'x16')
Climate Control	Warehouse Heat Office A/C
Sprinkled	100%
Age of Roof	Ages vary
Zoning	I-1 Industrial
Cam/Tax	\$4.65 PSF
Sale Price	Negotiable
Lease Price	Negotiable



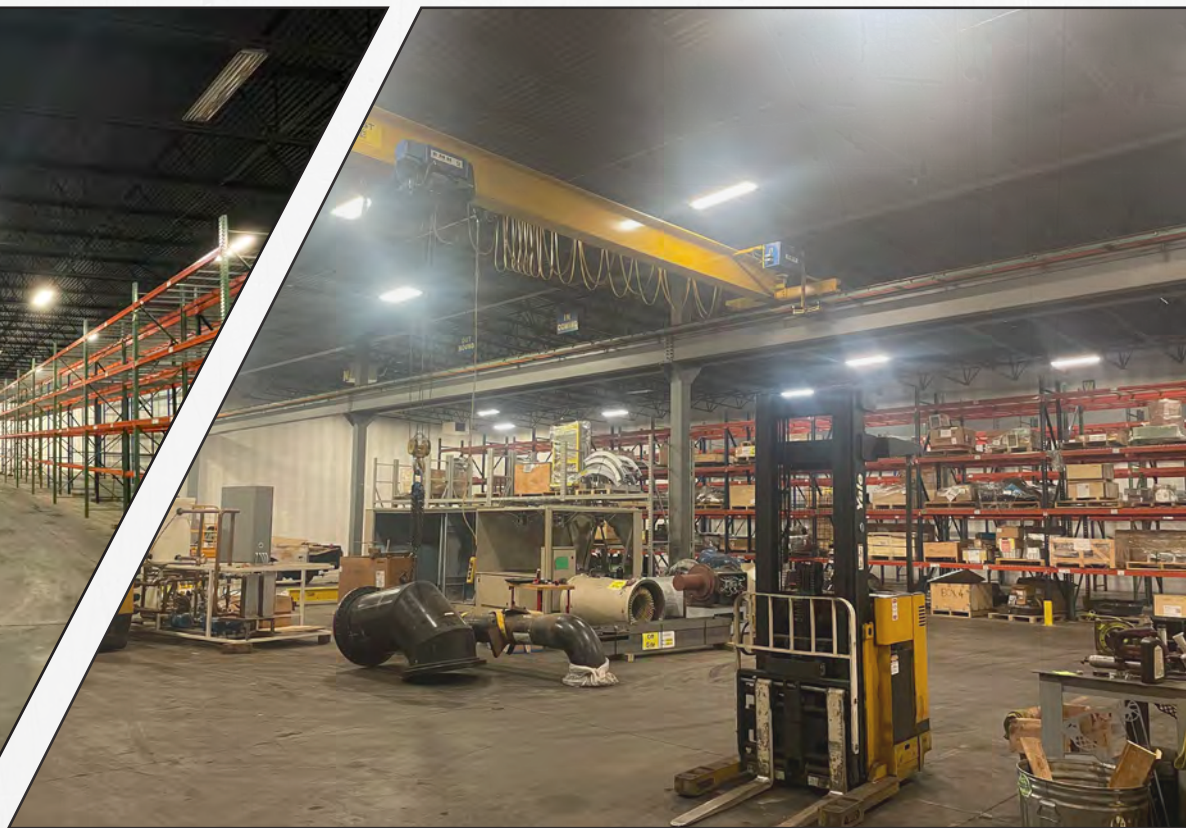
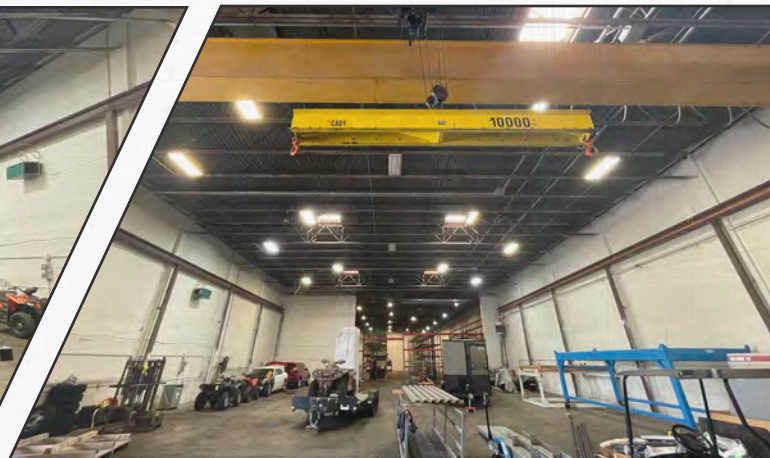
FLOOR PLAN



27,553 TOTAL SF AVAILABLE

-  WAREHOUSE - 25,385 SF
-  CRANE SERVED AREA
-  OFFICE - 2,168 SF

INTERIOR PHOTOS



EXTERIOR PHOTO



PROPERTY HIGHLIGHTS



2 minutes to
Highway 169 and
4 minutes to I-94



Quick access to
restaurants and
retail nearby



25 minute drive to
*Minneapolis-St.
Paul International
Airport*



PROPERTY LOCATION





TRANSWESTERN

REAL ESTATE
SERVICES

THINKING BEYOND THE OBVIOUS

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