

FOR SALE - \$3,300,000
27,553 SF BUILDING W/BRIDGE CRANES



TRANSWESTERN

REAL ESTATE
SERVICES



9151 INTERNATIONAL PKWY
NEW HOPE, MN 55068

PROPERTY HIGHLIGHTS

- Rare owner/user opportunity
- Prime location
- 2 x 5 ton overhead cranes
- 3 large drive-in doors (14'x16')
- Minimal office
- Ample power

Sale Price:	\$3,581,890 (\$130 PSF) \$3,300,000 (\$119.77 PSF)
Building Size:	2,168 SF Office 25,385 SF Warehouse 27,553 SF Total
Clear Height:	22'7" - 23'9"
Parking Stalls:	25 stalls (6.53/1,000 SF)
Year Built:	1977 2012 Addition
Loading:	3 Drive-In Doors (14'x16')
Climate Control:	Warehouse Heat Office A/C
Sprinkler:	100%
Age of Roof:	Ages vary
Power:	Ample
Zoning:	I-1 Industrial
County:	Hennepin
PID:	06-118-21-33-0009
2024 Taxes:	\$70,705.86 (\$2.57 PSF)
Parcel Size:	2.25 AC (98,010 SF)

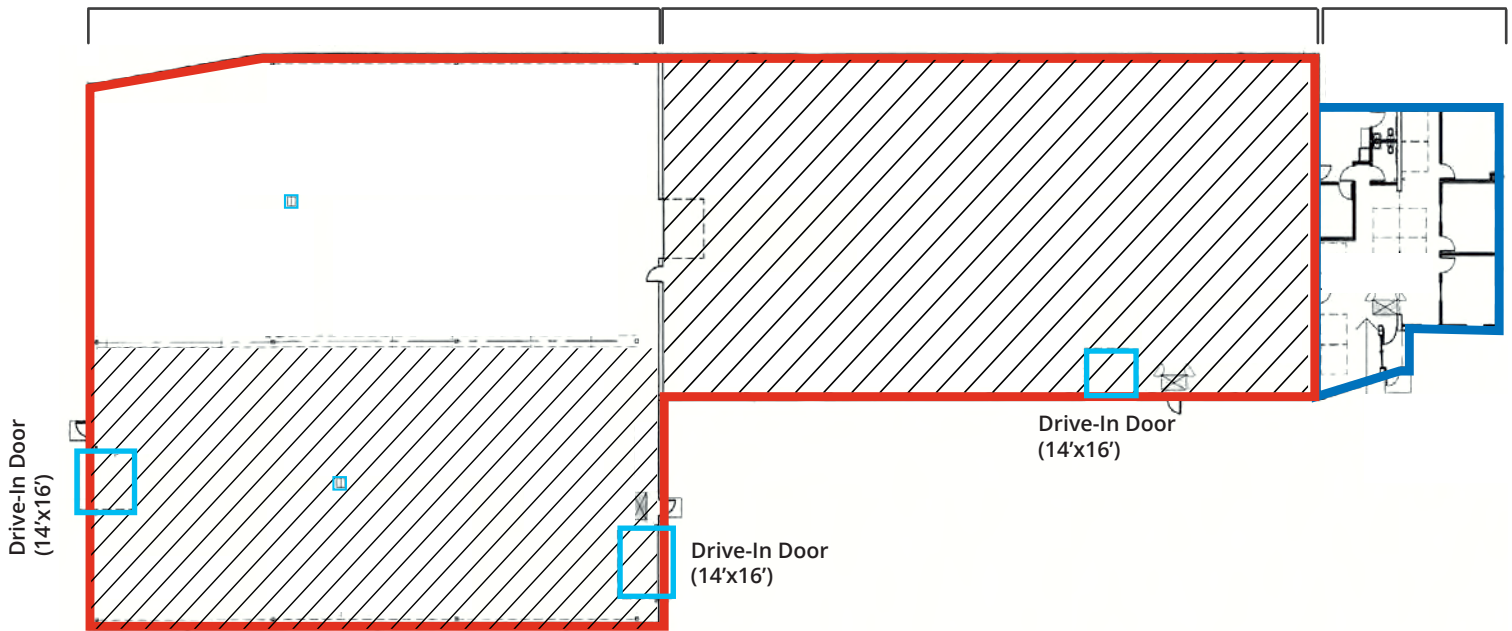


FLOOR PLAN

Warehouse Addition
14,992 SF

Original Warehouse
10,393 SF

Office
2,168 SF



Crane Served Area



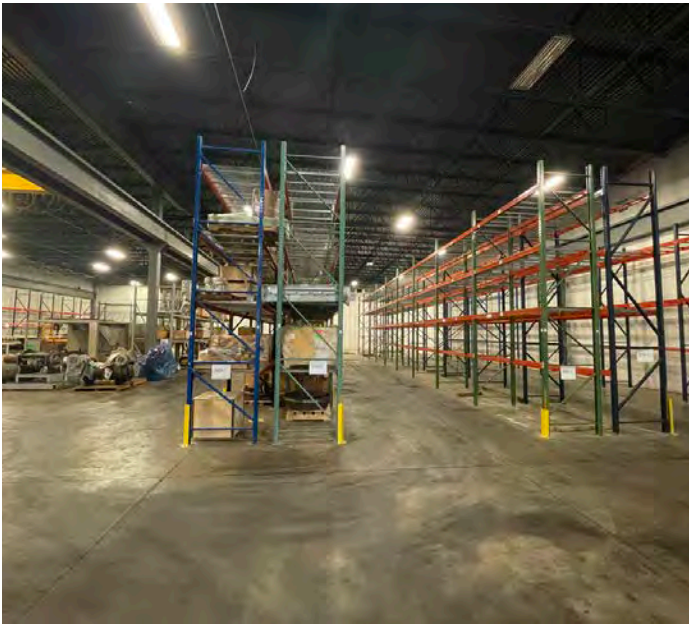
Warehouse - 25,385 SF



Office - 2,168 SF

27,553 TOTAL SF AVAILABLE

INTERIOR PHOTOS



EXTERIOR PHOTOS



AREA HIGHLIGHTS



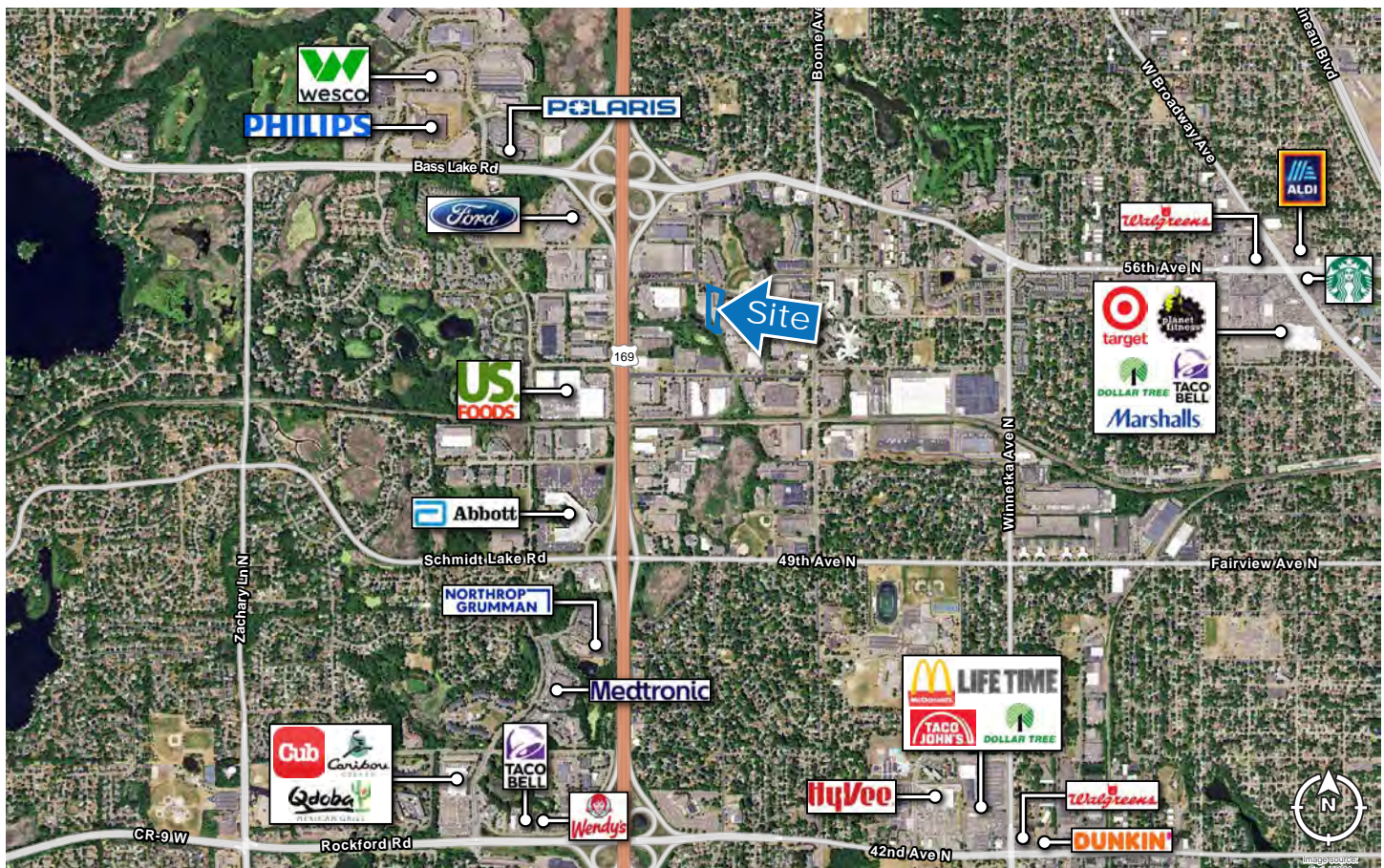
2 minutes to
Highway 169 and
4 minutes to I-94



Quick access to
restaurants and
retail nearby



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



PROPERTY LOCATION

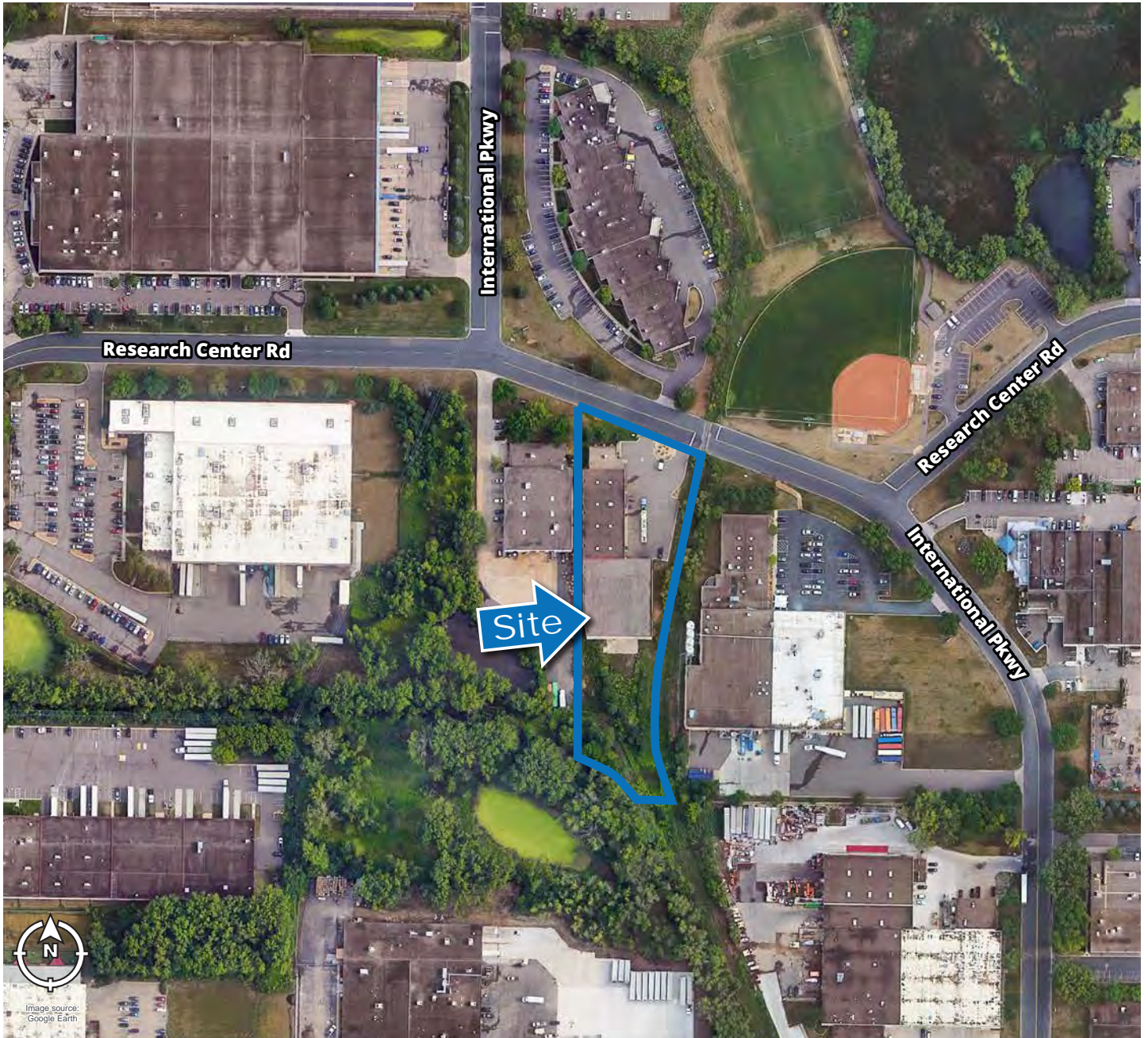


Image source:
Google Earth



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