

New Hope Warehouse & Office Space

8801 EAST RESEARCH CENTER ROAD, NEW HOPE, MN 55428

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$4.00- \$8.00/SF/yr (NNN)

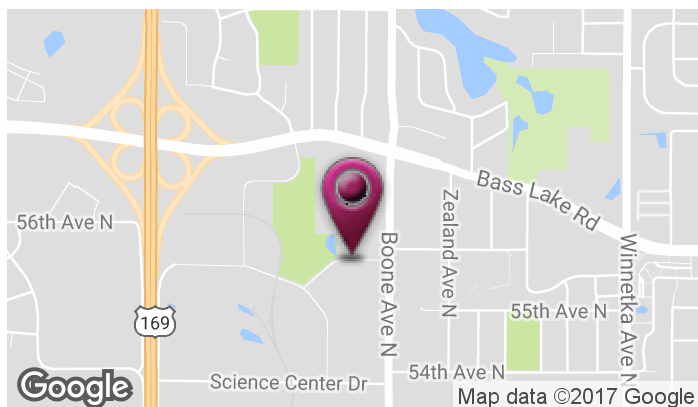
CAM & Tax \$3.54/SF/yr

Lot Size: 2.04 Acres

Year Built: 1974

Building Size: 25,200 SF

Renovated: 2015



- Located off 169 & Bass Lake Road
- Dock & drive-in doors
- 14 foot ceilings
- Access to heavy power

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JGM PROPERTIES
1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:

ELI RUSSELL
612.290.1037
elir@jgmproperties.com

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PROPERTY OVERVIEW

This property offers a variety of sizes and configurations of warehouse space (with options for office space) ranging from 1,000-5,000 square feet.

This property offers ideal access off 169 near I-94. The Building has both dock door & drive-in door access. We can also custom build the space to fit your exact needs.

LOCATION OVERVIEW

This property has great Highway access, off Hwy 169 & Bass Lake Road exit (off Boone Ave & Bass Lake Road). Close proximity to I-94.

PROPERTY HIGHLIGHTS

14 foot ceilings

Dock & drive-in doors

Access to heavy power

Custom build outs available



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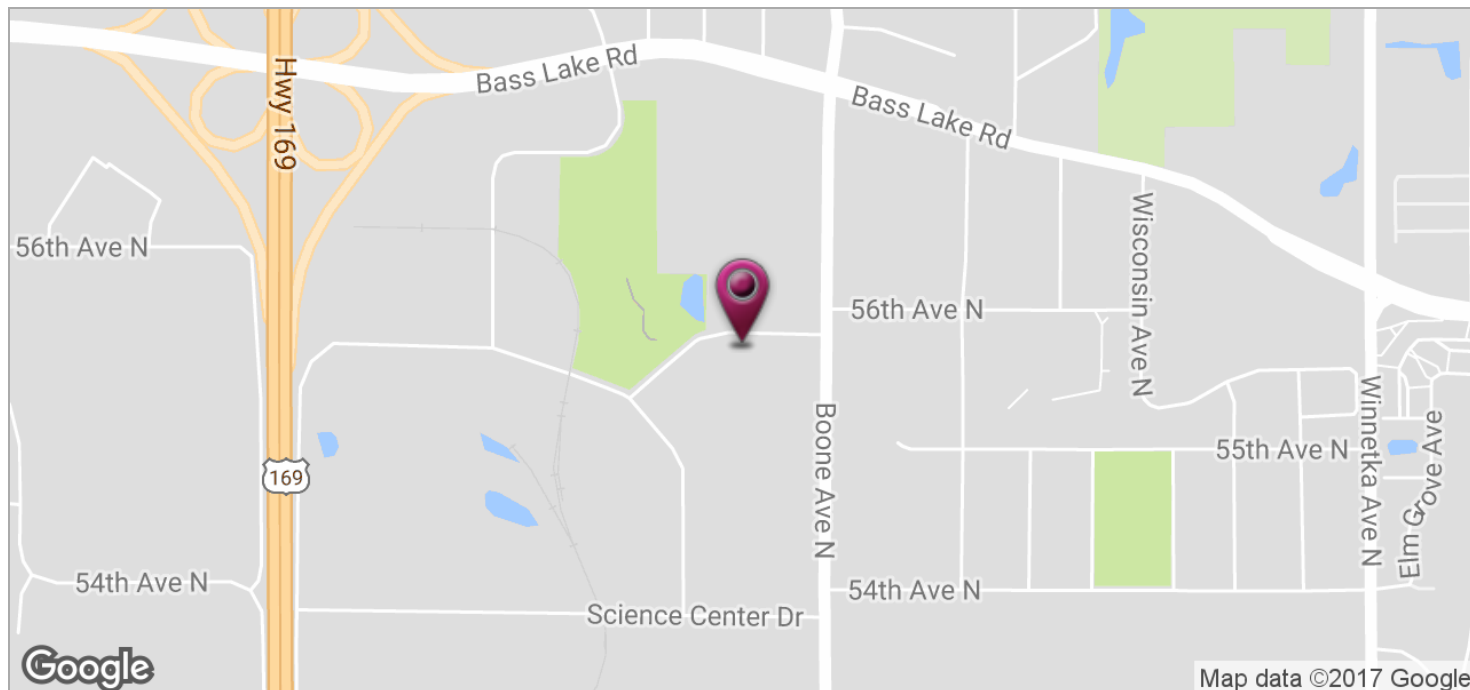
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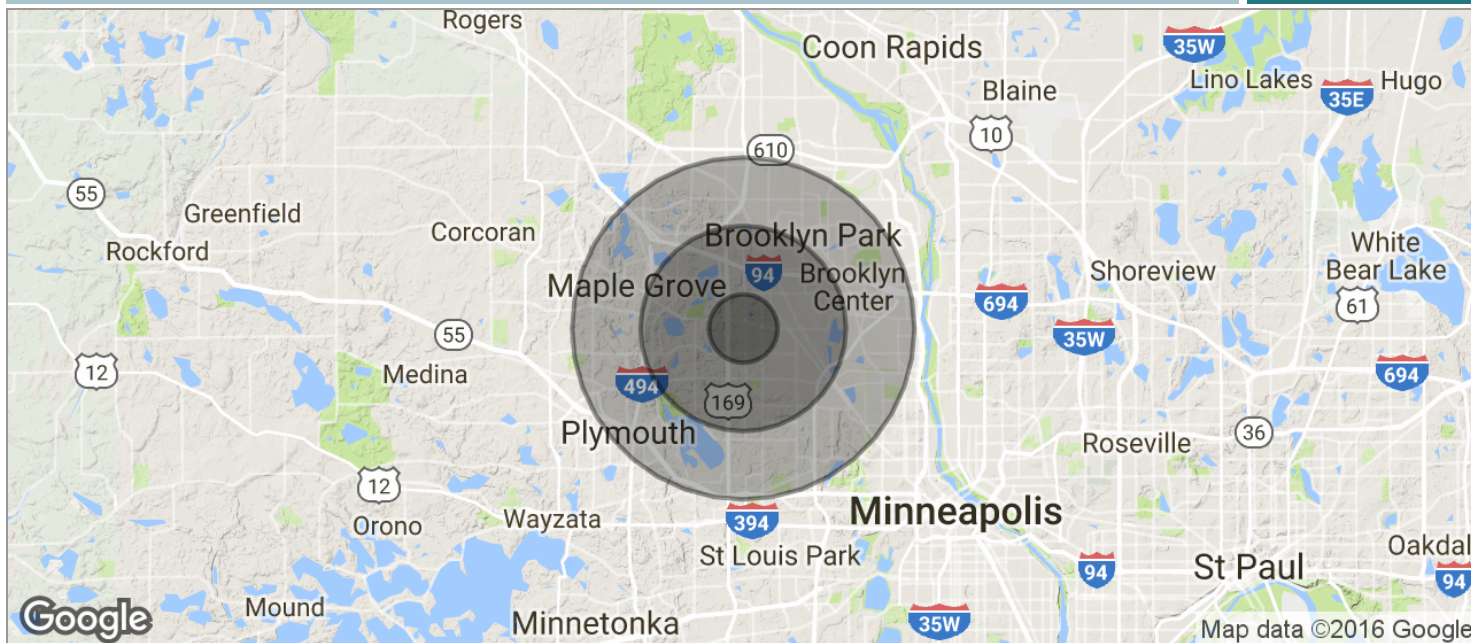
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,043	87,592	224,826
MEDIAN AGE	40.6	36.6	36.7
MEDIAN AGE (MALE)	39.0	35.6	35.3
MEDIAN AGE (FEMALE)	44.2	38.0	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,074	35,526	89,783
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$55,549	\$72,597	\$74,468
AVERAGE HOUSE VALUE	\$218,608	\$246,405	\$251,568

* Demographic data derived from 2010 US Census

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