



7600 49th Ave N, New Hope MN



General Site Information

Broker	Steve Nilsson, Colliers International: 952.897.7899, steve.nilsson@colliers.com Andrew Odney, Colliers International: 952.897.7709, andrew.odney@colliers.com
Location	7600 49th Ave N, New Hope MN
Size	22,000 SF Office, 93,286 SF Warehouse: Total 115,286 SF
Zoning	I: Industrial District
Asking Price	\$65.00/SF Sale Price/\$9.50 Office & \$4.50 Warehouse Lease rates
Highway Access	1.2 mi to interchange with Hwy 169 (4-lane) along 49th Ave N; 3.5 mi to Interchange of I-94 along Hwy 169
Air Access	21.5 miles to MSP International Airport
Rail Access	No rail access.

Electric Power	Xcel Energy: Overhead 3-Phase, 13.8kV Feeder.
Natural Gas	CenterPoint Energy: 1 ¼ " PE plastic, 178' connected to a 50-55psig main
Water	3 inch: City of New Hope Utility Department, 5500 International Pkwy, 763-592-6777
Sewer	6 inch: City of New Hope Utility Department, 5500 International Pkwy, 763-592-6777
Telecom/Fiber	100 MBPS (downstream) 250 MBPS (upstream): CenturyLink (888-733-0507), Xfinity (866-835-8999), Mediacom (855-315-6246)

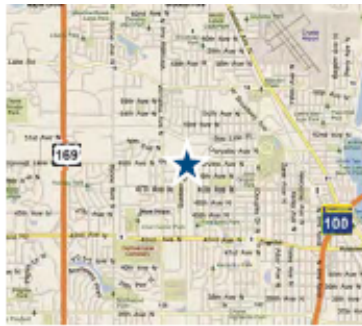
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Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	N/A
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	N/A
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	N/A
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Wetlands Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	N/A	Endangered Species Assessment	N/A

General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	N/A
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



Economic Development Contact:

Name:

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City of New Hope

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