

7600 49th AVENUE N, NEW HOPE, MN

CORPORATE ECONOMIC DEVELOPMENT

READY BUILDING BROCHURE



GENERAL SITE INFORMATION

Location	7600 49th Ave N, New Hope, MN
Owner Representative	Colliers International: Steve Nilsson, Andrew Odney
Size	22,000 SF Office, 93,286 SF Warehouse: Total 115,286 SF
Zoning	BP: Business Park
Asking Price	\$6,078,000 (\$95 PSF)
Highway Access	1.2 mi to interchange, Hwy 169 (4-lane) along 49th Ave N; 3.5 mi to Interchange of I-94 along Hwy 169
Air Access	23.5 miles to Minneapolis St. Paul International Airport
Rail Served	No rail access

UTILITY INFORMATION

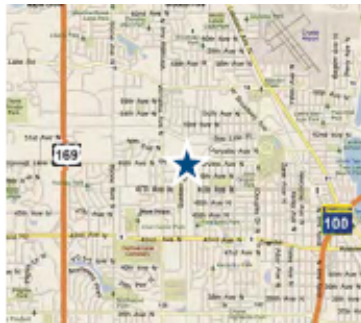
Electric Power	Xcel Energy. Overhead 3-Phase, 13.8kV Feeder.
Natural Gas	CenterPoint Energy. 1 ¼ " PE plastic, 178' connected to a 50-55psig main.
Water	City of New Hope. 3" water line.
Sewer	City of New Hope. 6" sewer line.
Telecom/Fiber	CenturyLink, Xfinity, Mediacom. 100 MBPS (downstream) 250 MBPS (upstream).

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
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	
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment		Endangered Species Assessment	<i>Not required</i>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<i>Not required</i>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>



Economic Development Contact:

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