



3440 WINPARK DRIVE NEW HOPE, MN

142,000 SF AVAILABLE

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AVAILABLE BUILDING SF

- + 142,325 SF Total (divisible to 37,418 SF)
- 125,635 SF Warehouse
- 12,210 SF Office
- 4,480 SF Mezzanine

CLEAR HEIGHT

- + 24'

PROPERTY AREA

- + 8.38 acres

PARKING

- + 225+ stalls

POWER

- + 3000 amps/480 volts

SPRINKLER

- + ESFR

LEASE RATES

- + Negotiable

2026 RE TAXES & CAM

- + \$4.12 PSF

LOADING

- + 27 docks (8'x10') with levelers
- + 1 drive-in

DATE AVAILABLE

- + Immediately

ZONING

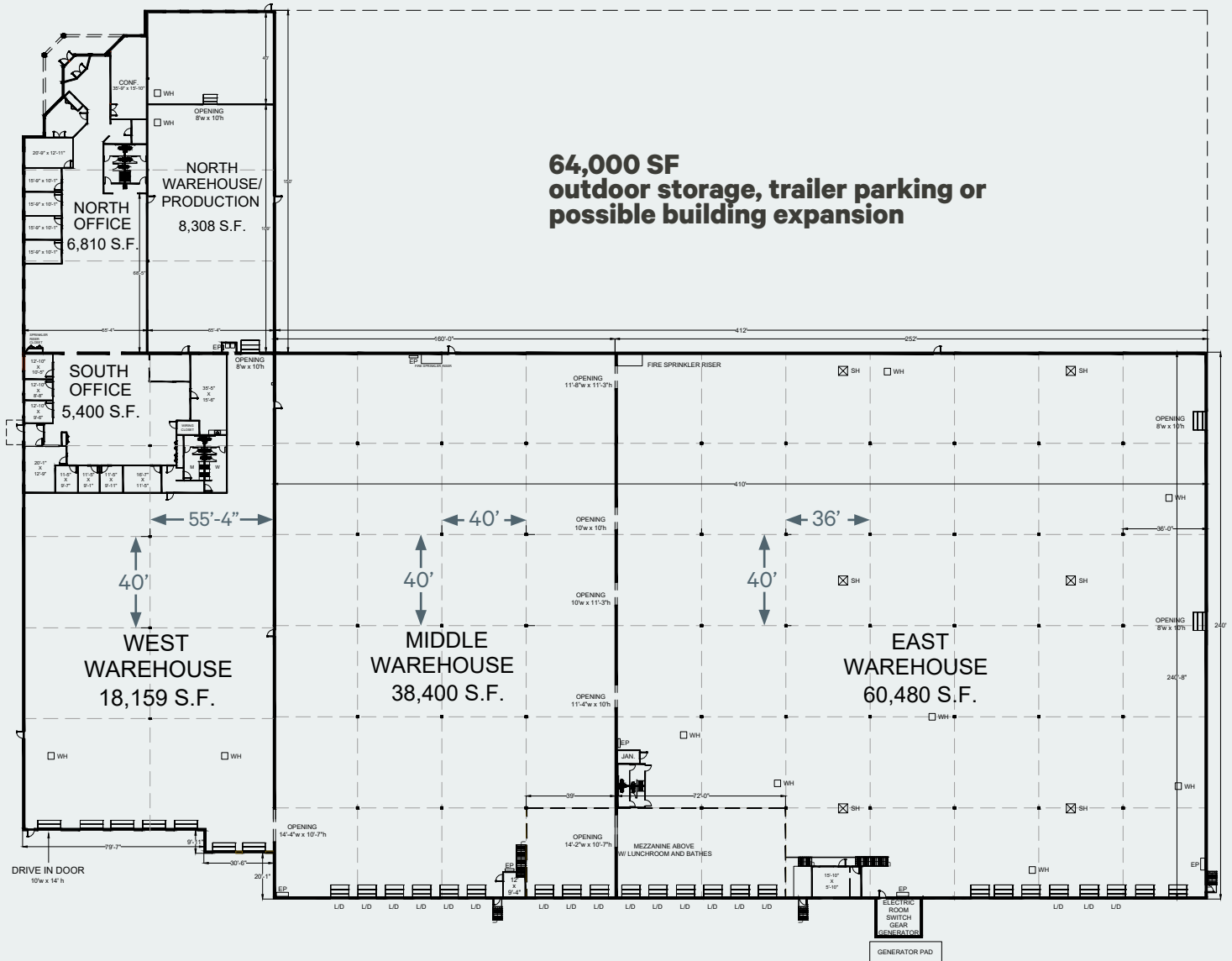
- + Industrial, allows for outdoor storage

COLUMN SPACING

- + 40' x 40' and 40' x 55'



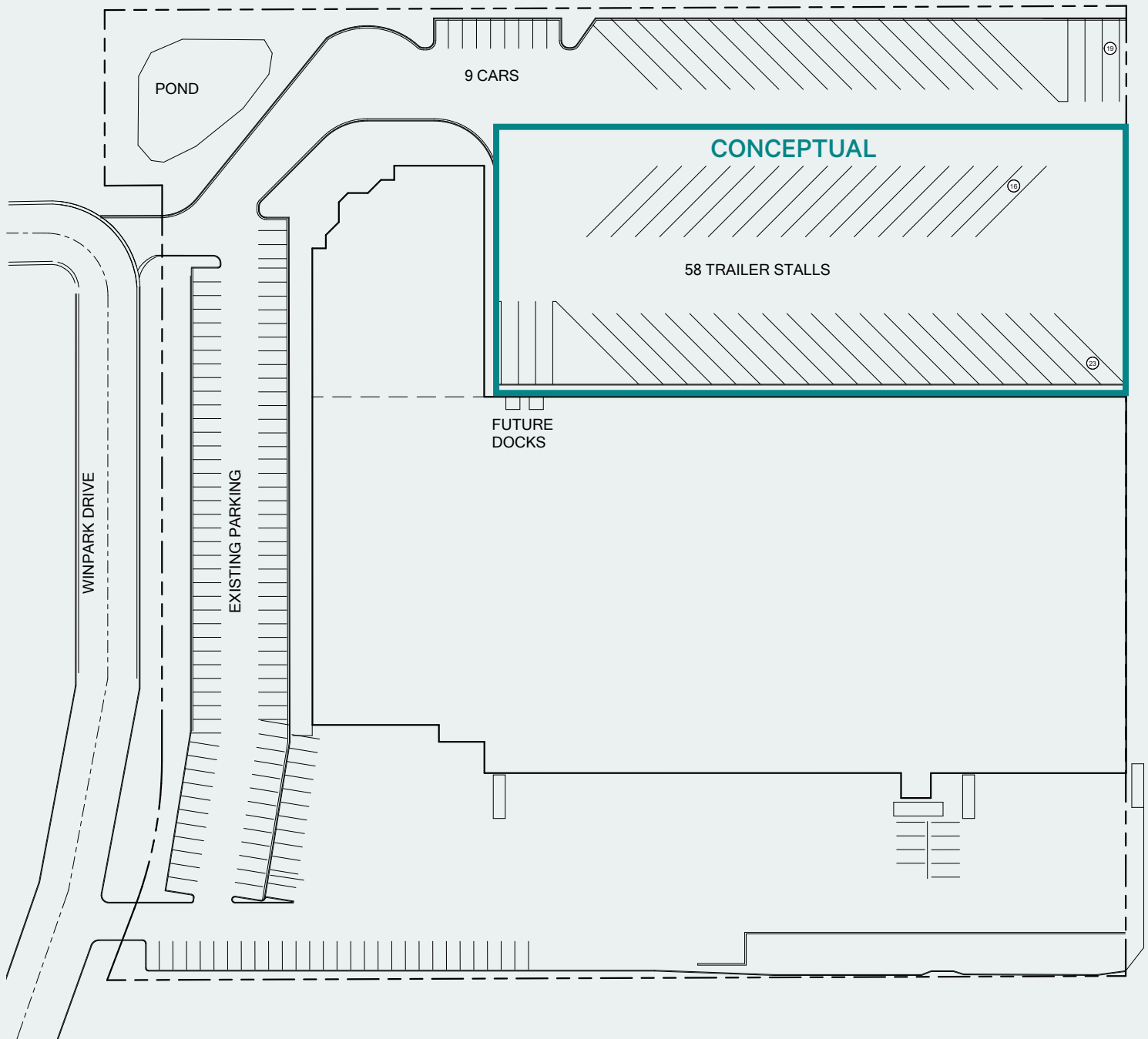
FLOOR PLAN



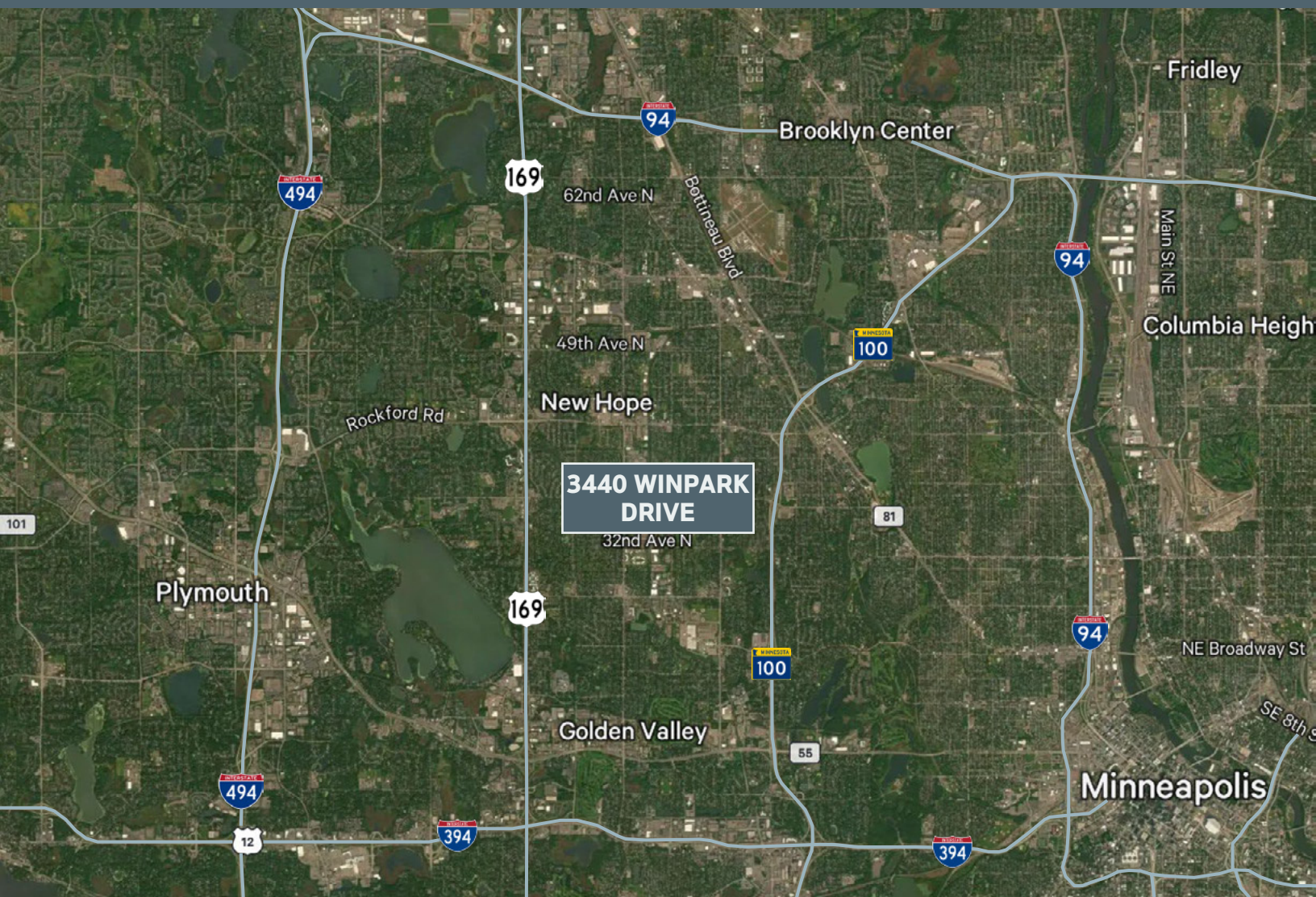
Area Breakdown:

Warehouse:	125,635 SF
- North:	8,308 SF
- West:	18,159 SF
- Middle:	38,400 SF
- East:	60,480 SF
- 2nd fl. Off:	288 SF
Mezzanine:	4,480 SF
- West:	1,600 SF
- East:	2,880 SF
Office Space:	12,210 SF
- North:	6,810 SF
- South:	5,400 SF
Total:	142,325 SF

TRAILER PARKING PLAN



TRAVEL MAP





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