

FOR SALE OR LEASE

# 9151 INTERNATIONAL PARKWAY

New Hope, MN 55068



**STACK**  
INDUSTRIAL PARTNERS

# PROPERTY OVERVIEW

## General Building Information

### Year Built

1977 | 2012 Addition

### Zoning

I-1 Industrial

## Space Available

### Total Square Footage

27,553 SF

### Lease Size

10,000 - 27,533 SF

### Office Size

2,168 SF

### Warehouse Area

25,385 SF

### Loading

3 Drive-Ins (14'x16')

### Clear Height

22'7" - 23'9"

### Parcel Size

2.25 Acres (98,010 SF)

### Climate Control

Warehouse Heat | Office A/C

### Sprinkler

Fully Sprinkled

### Age of Roof

Ages vary

## Financials

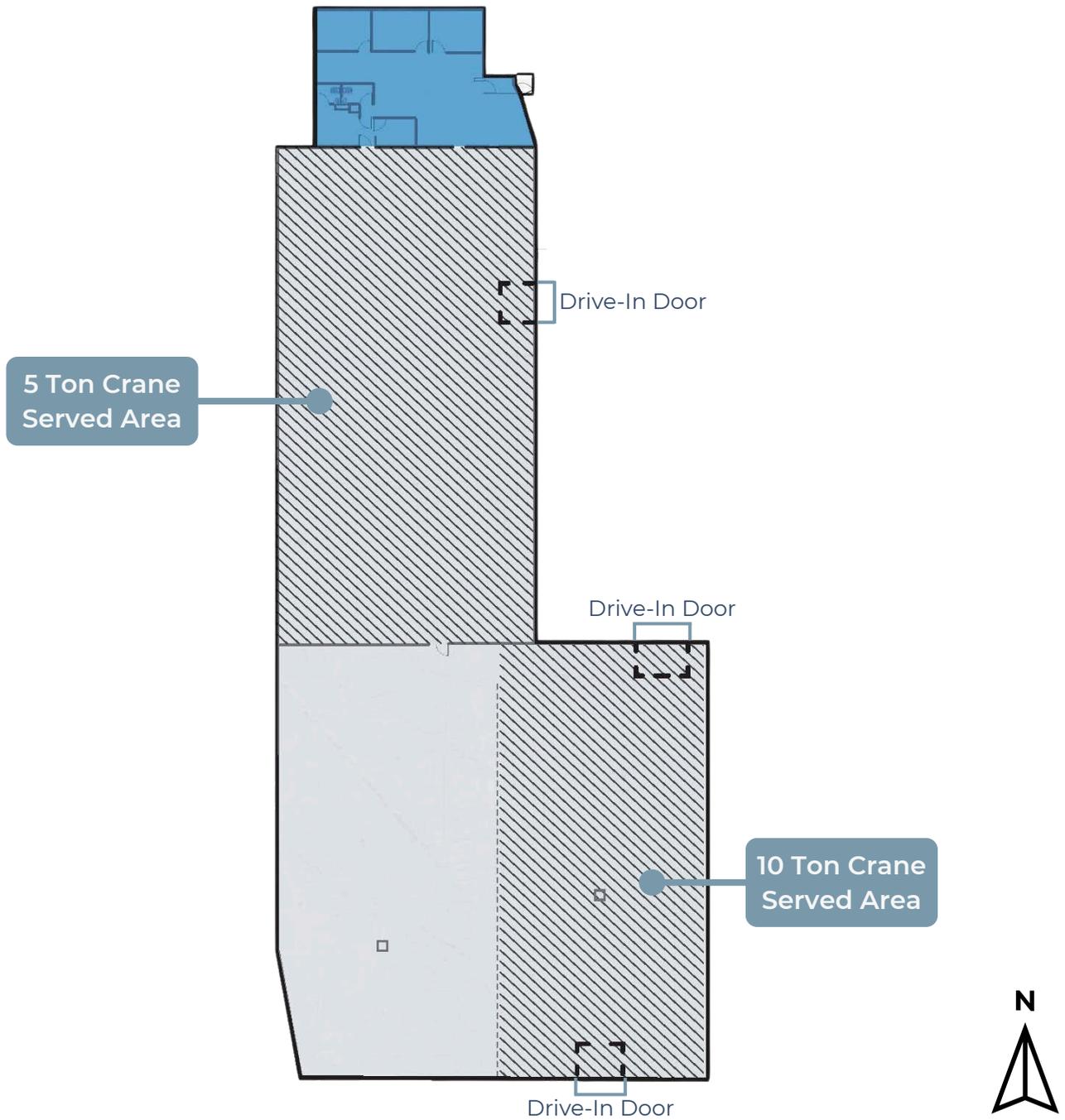
### Sale/Lease Rate

Negotiable

### CAM/Tax

\$4.40 PSF

# SITE PLAN



27,553 SF  
Total

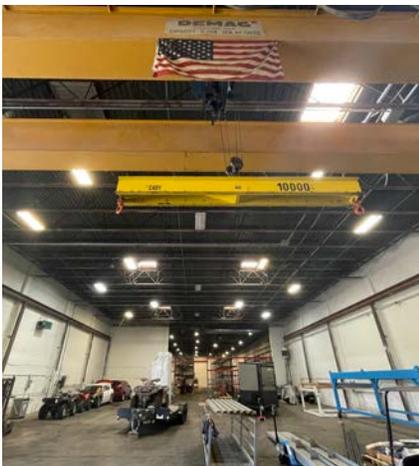
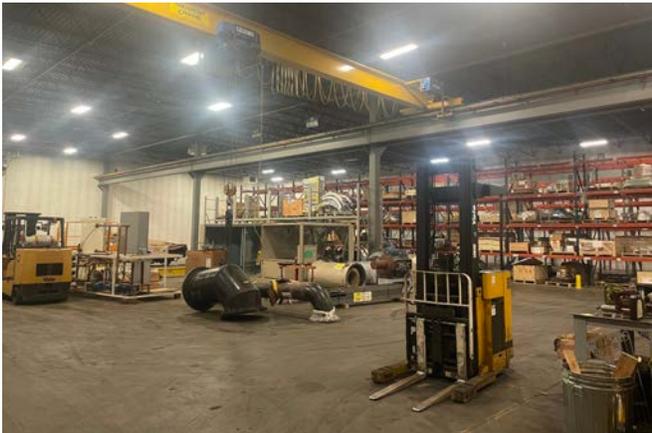


2,168 SF  
Office



25,385 SF  
Warehouse

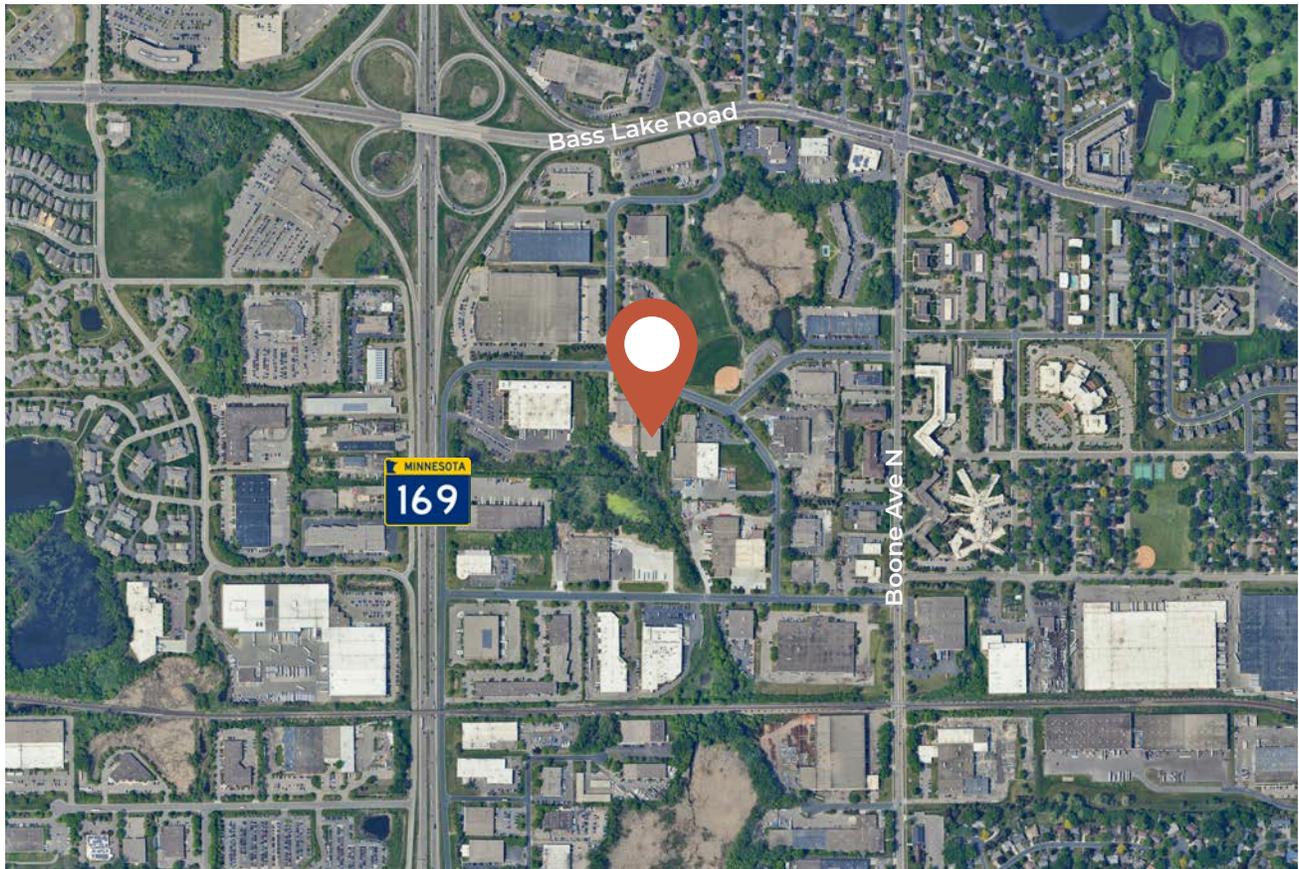
# PROPERTY PHOTOS



# PROPERTY AERIAL



# LOCATION



## Nearby Restaurants

Qdoba Mexican Grill  
Applebee's  
Popeyes  
Taco Bell  
Caribou Coffee  
Jimmy Johns  
Bruegger's Bagels  
Dairy Queen  
Captain Hook Fish & Chicken  
Wendy's



## Nearby Retail

Target  
Dollar Tree  
Twin City Hardware  
Aldi  
Walgreens  
Lifetime Fitness  
Cub Foods  
Polaris  
CVS Pharmacy  
Hy-Vee

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