

FOR LEASE

Owned and Operated by



# Louisiana Distribution Center

7101 31st Avenue North, New Hope, MN

77,475 SF Available



## Property Highlights

- Newly renovated office
- Ample power
- Ability to add additional loading dock



### LEASING INFO & CONTACT

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## PROPERTY HIGHLIGHTS

Total Building SF:	195,754 SF
Office SF:	12,422 SF
Mezzanine SF:	5,014 SF
Warehouse SF:	60,309 SF
Total Available SF:	72,731
Loading:	3 Docks
Clear Height:	24'
Rental Rates:	Negotiable
Power:	1200 Amp & 480/277
2025 Est. Tax & CAM:	RE Taxes: \$2.44 PSF CAM: \$1.33 Total: \$3.77





