

**119,640 SF**  
**INDUSTRIAL SPACE FOR LEASE**



910 HASTINGS AVE  
NEWPORT, MN

**RACEWAY II BUSINESS CENTER**

**CBRE**  Capital Partners

# PROPERTY OVERVIEW

New office/warehouse building built in 2019 with 119,640 SF available for lease.

Located in Newport, MN: 1st-ring suburb of the Twin Cities with access to I-494, minutes from downtown St. Paul.

Offers full visibility to MN-61 with traffic count 63,031 daily.

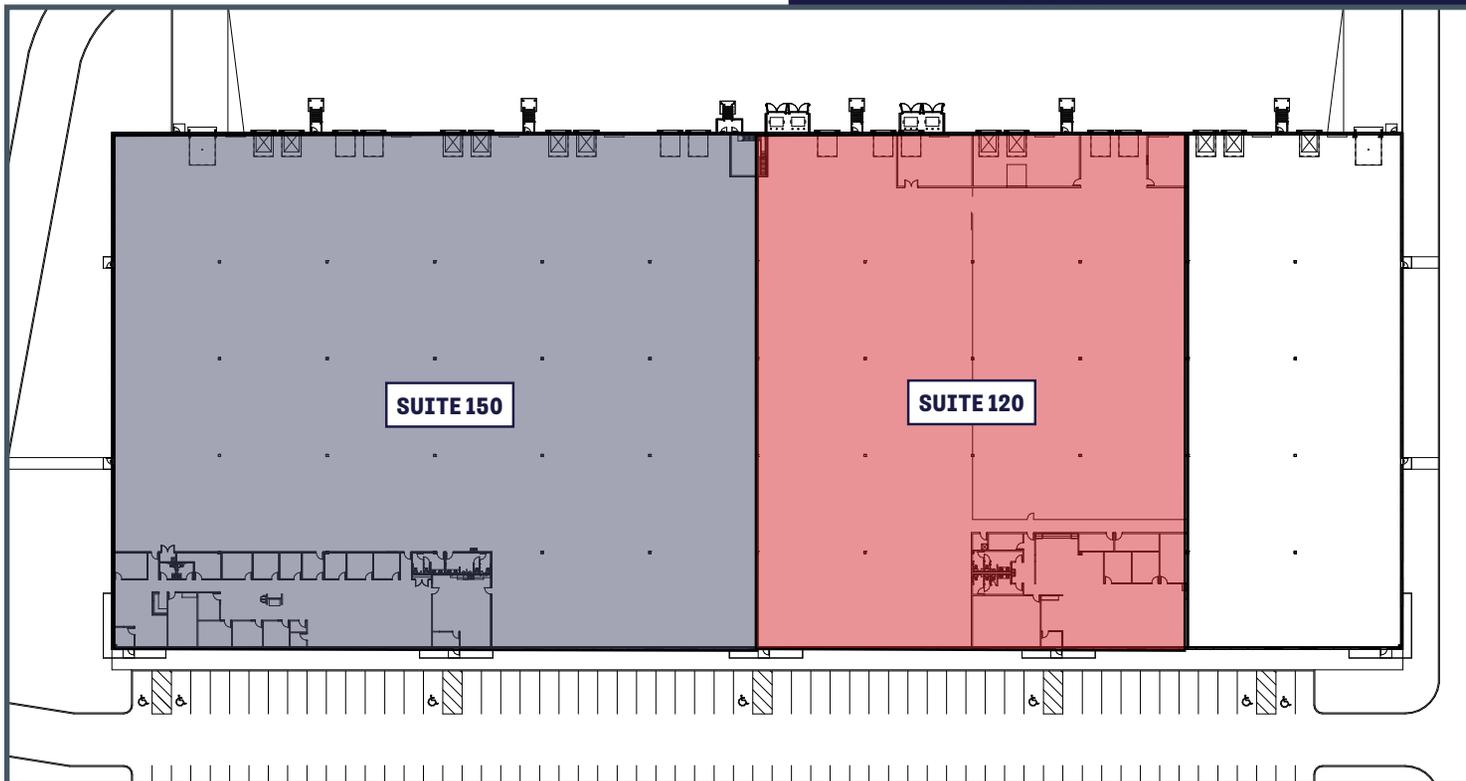
## 910 Hastings Avenue

Available SF	119,640 (47,902 - 71,738)
Building SF	143,640
Site Size	9.57 Acres
Clear Height	32'
Column Spacing	50' x 45' with 60' speed bay
Floor Specs	6" Concrete slab w/ fiber mesh, 4,000 PSI
Built	2019
Lease Rate	Negotiable
2026 CAM / Tax	\$3.96



# FLOOR PLAN

## Building



### 150

TOTAL SF: 71,738  
OFFICE: 7,937  
WAREHOUSE: 63,801  
LOADING: 10 Dock Doors  
1 Drive-in

### 120

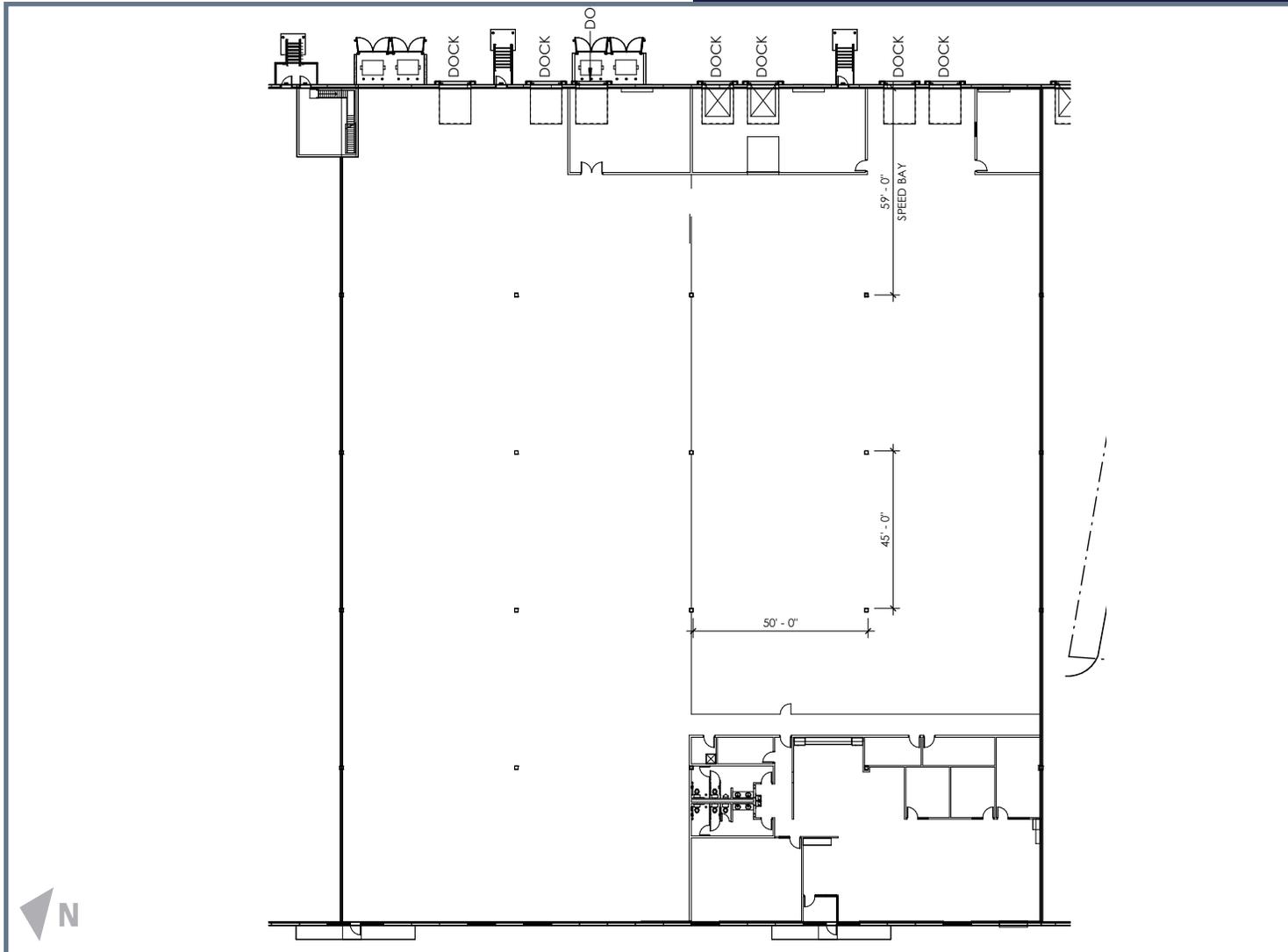
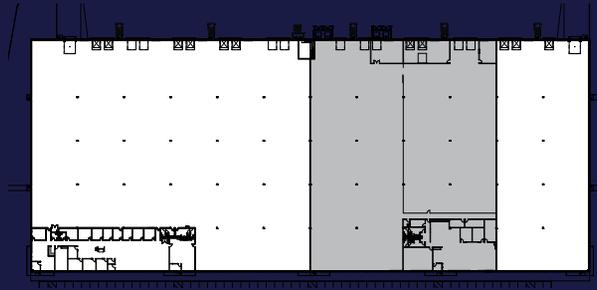
TOTAL SF: 47,902  
OFFICE: 5,416  
WAREHOUSE: 42,486  
LOADING: 7 Dock Doors  
\*Air-conditioned  
warehouse

### COMBINED

TOTAL SF: 119,640  
OFFICE: 13,353  
WAREHOUSE: 106,287  
LOADING: 17 Dock Doors  
1 Drive-in

# FLOOR PLAN

## Suite 120



Total SF  
**47,902**

Office SF  
**5,416**

Warehouse SF  
\*Air-conditioned  
**42,486**

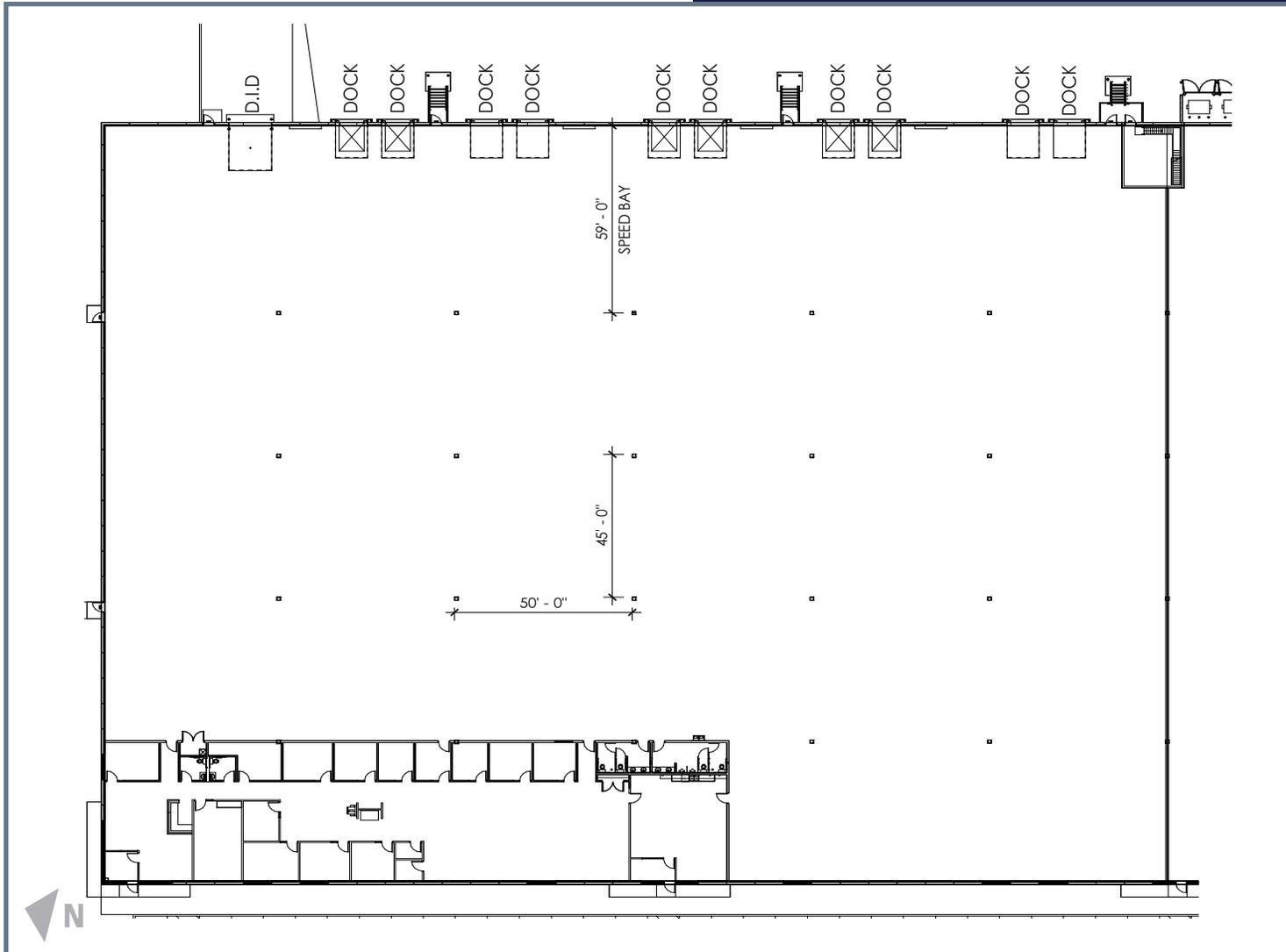
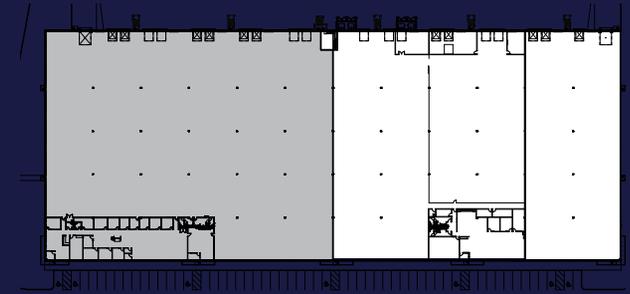
Dock Doors  
**7**

Power  
**(2) 400 AMP, 277/480V**

Available Date  
**30 DAYS**

# FLOOR PLAN

## Suite 150



Total SF  
**71,738**

Office SF  
**7,937**

Warehouse SF  
**63,801**

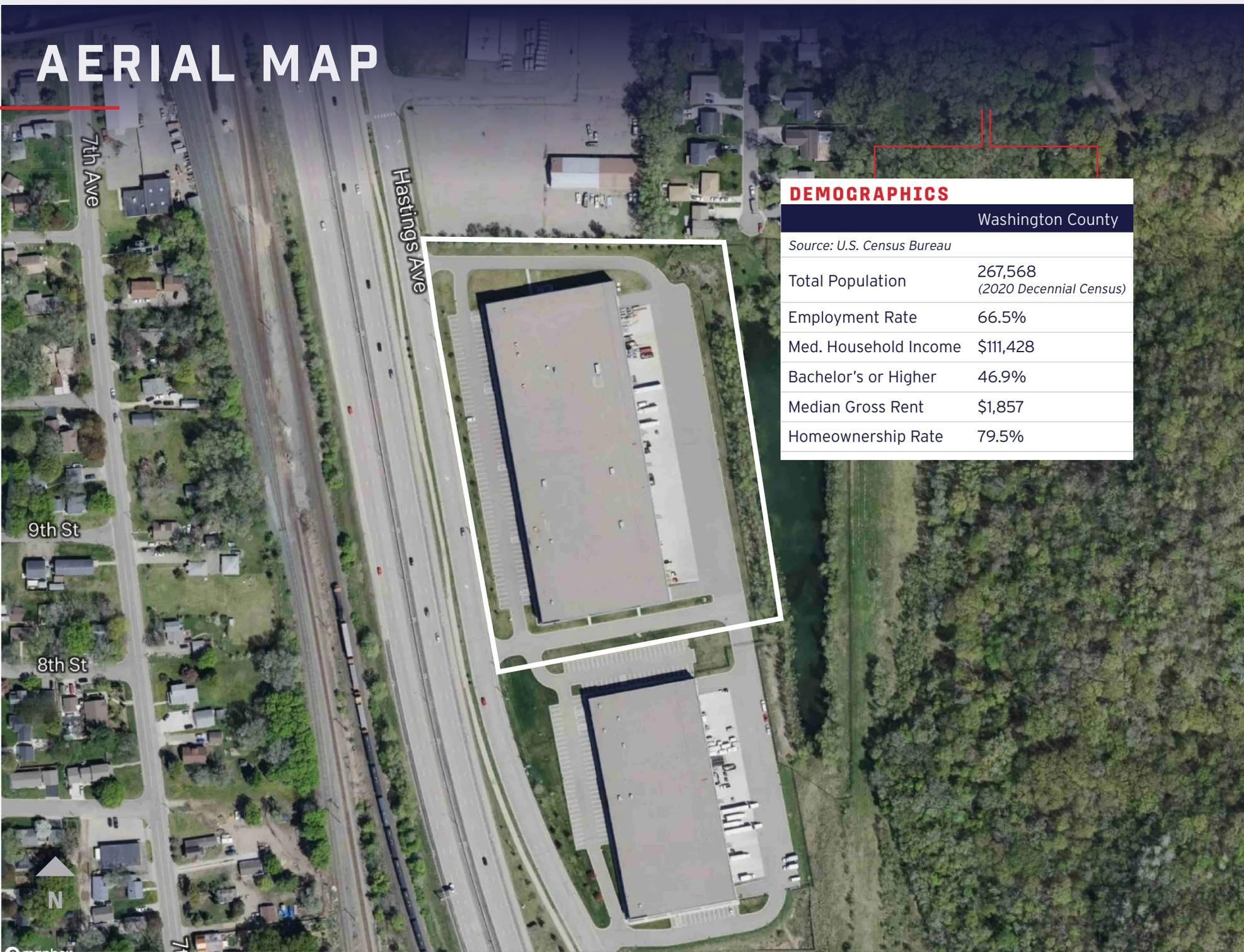
Dock Doors  
**10**

Drive-in Doors  
**1**

Power  
**1600 AMPS/3PH/277/480V**  
**+ 200 AMPS/277/480V**

Available Date  
**JUNE 1, 2026**

# AERIAL MAP



## DEMOGRAPHICS

Washington County

Source: U.S. Census Bureau

Total Population	267,568 <i>(2020 Decennial Census)</i>
Employment Rate	66.5%
Med. Household Income	\$111,428
Bachelor's or Higher	46.9%
Median Gross Rent	\$1,857
Homeownership Rate	79.5%

# LOCATION

## & Drive Times



8 MIN / 6.2 MI  
ACCESS TO SITE

MN-61

INTERSTATE  
494

3 MIN / 1.6 MI  
ACCESS TO SITE

TRAFFIC COUNT: 63,031  
VEHICLES PER DAY

RACEWAY

25 MIN / 19 MI

**DOWNTOWN  
MINNEAPOLIS**

12 MIN / 10 MI

**DOWNTOWN  
ST. PAUL**

17 MIN / 15 MI

**MSP AIRPORT**

3 MIN / 1.6 MI

**I-494**

8 MIN / 6.2 MI

**I-94**



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NEWPORT, MN

# RACEWAY II BUSINESS CENTER

**119,640 SF**  
SPACE FOR LEASE

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**CBRE**

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