

FOR SALE - 2721 NEVADA AVE N, NEW HOPE, MN

SPACENET
EQUITIES

30,580 SF | OFFICE | SHOWROOM | WHSE BUILDING



2721 Nevada Ave N | New Hope, MN

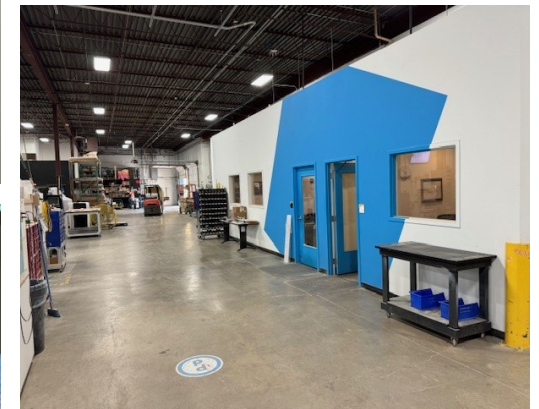
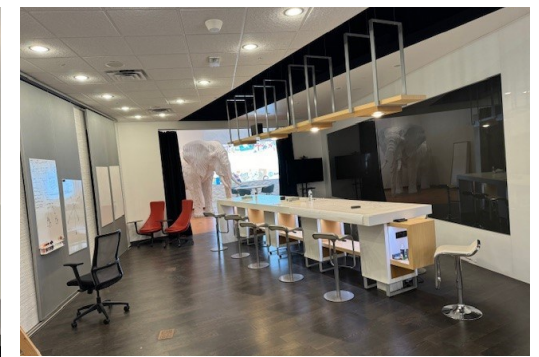


PROPERTY INFORMATION & HIGHLIGHTS

Building Size:	30,580 SF Office/Showroom/Warehouse 7,211 SF Office/Showroom <u>23,369 SF Warehouse</u> 30,580 SF Total
Land Area:	1.93 Acres (84,071 sq ft)
Year Built/Renovated/Construction:	1977 / 2022 / Tilt Up Panels
HVAC:	50% of building is A/C + Gas Forced Air
Loading:	4 Docks (12x12), 1 Drive-In 12 x 12
Clear Height:	22' Clear
Column Spacing:	30 x 36
Power:	300 Amps-480 Volts-3 Phase
Lighting:	LED Fixtures Throughout
Sprinkler:	Wet System
Parking:	35 Stalls
Zoning:	Industrial
2024 Taxes:	\$81,199.86 (\$2.66PSF)
Sale Price:	Negotiable

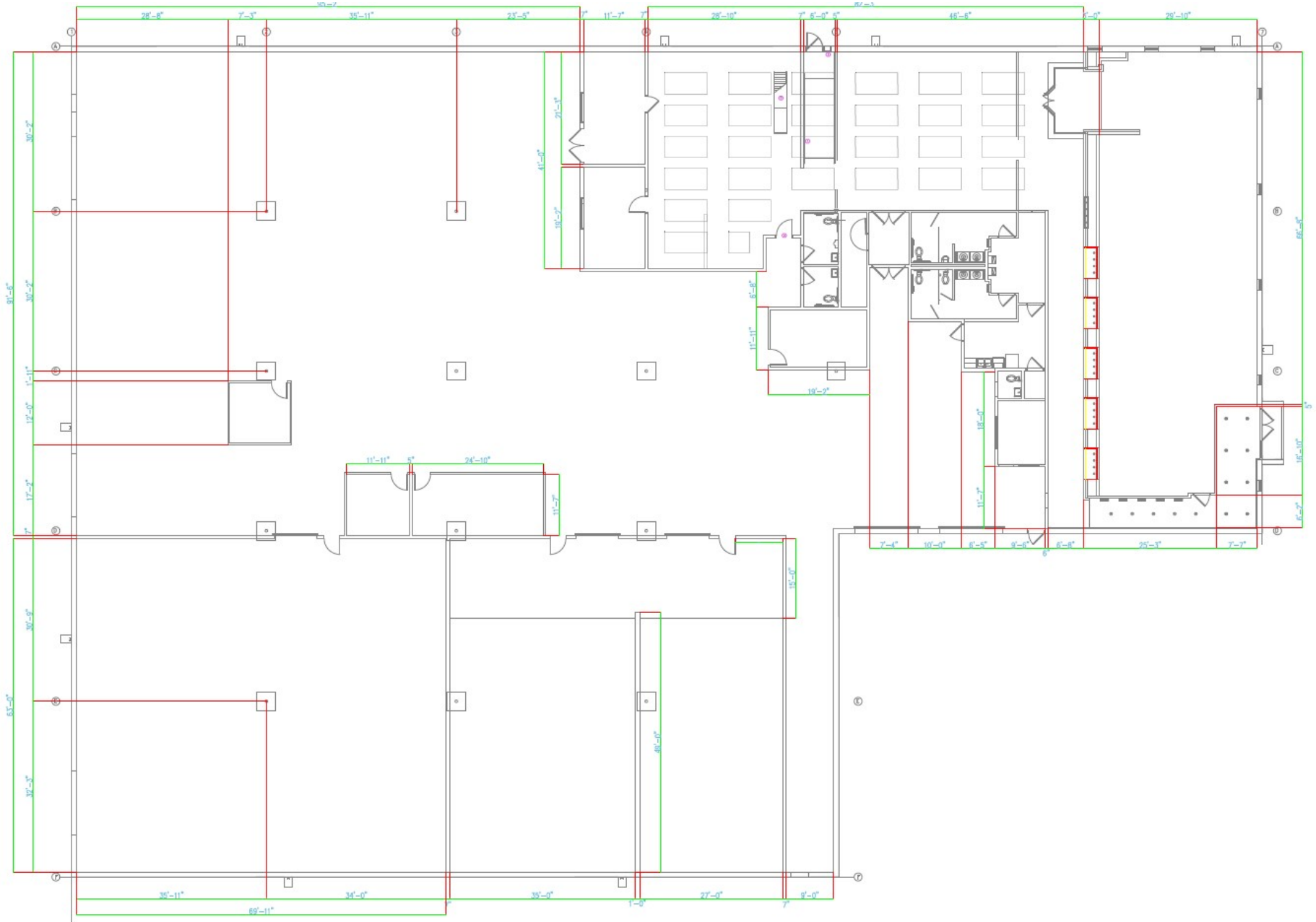


- 30,580 SF, freestanding Office/ Showroom/Warehouse building in central New Hope location
- Architecturally modern and creative office/ showroom/warehouse facility
- 8,316 sf of climate controlled areas in warehouse
- Creative office and showroom with exposed joist ceilings
- Dock and Drive-in Loading
- Zoned for outside storage



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FLOOR PLAN



SITE PLAN

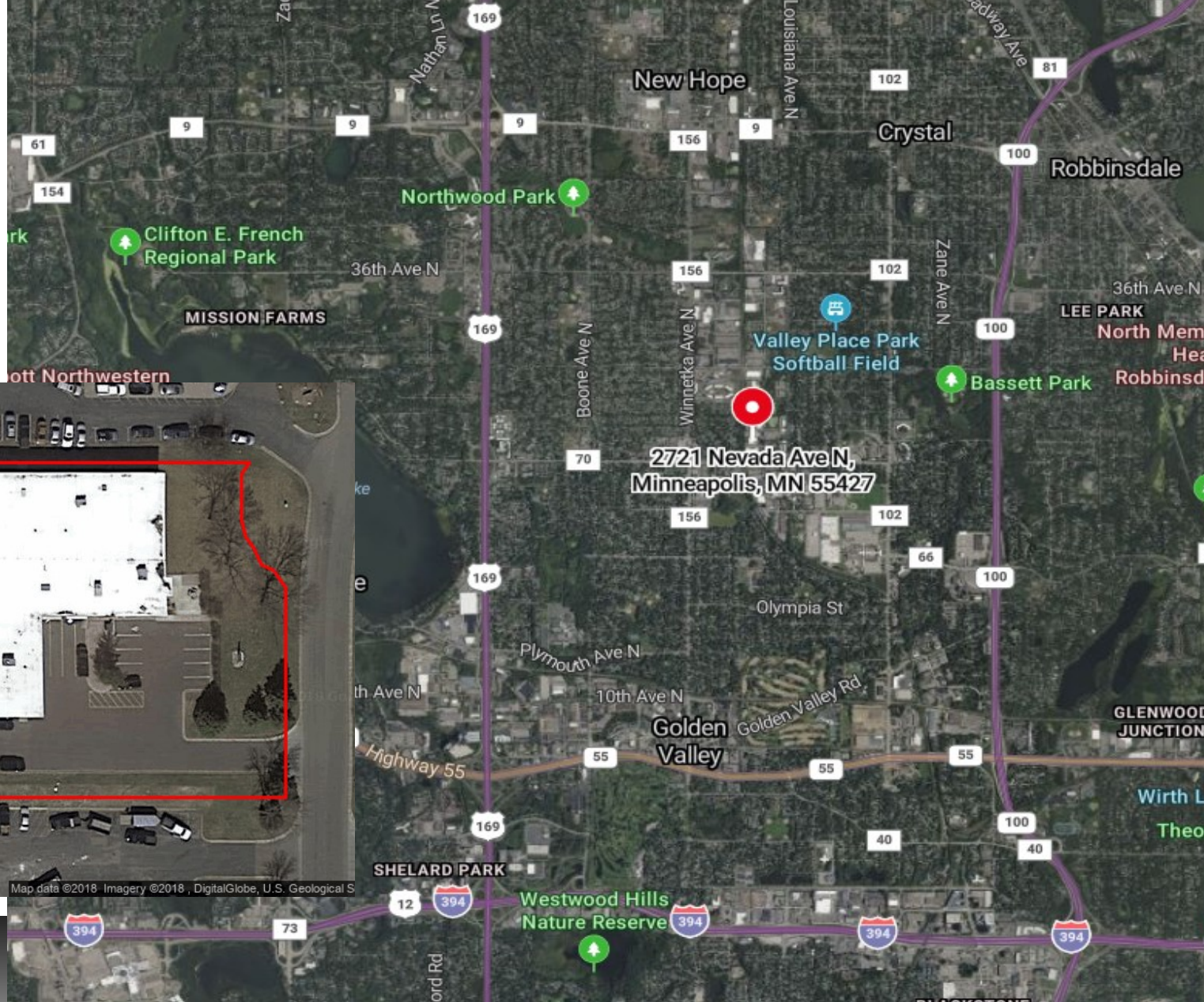


2721 Nevada Ave North Minneapolis, MN 55427

KEY		
EXIT Exterior Door	Flammable Hazardous Waste	Interior Door
Steel Support Beam	Garage Door	Bathrooms
Escape Route Option	Dock Door (2 ft. avg. to ground)	Handicap Accessible
FIRE Extinguisher	First Aid Kit	Parking Lot
	Emergency Air Horn	Tornado Shelter



Excellent location with easy access to Hwys 169 and 55. Close to bus line, retail and restaurants off Winnetka Ave.



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BUILDING SPECS

Roof:	Rubber Membrane / Approx. 8 Years Old
Fire Protection:	Wet System
Parking Lot:	Asphalt– Good Condiiton - 35 Stalls
Utilities:	Electric-Natural Gas - Xcel & CenterPoint
Lights:	LED
Power:	300 Amps / 208 3-Phase
Security:	Alarm and Camera System
Internet:	Comcast, Century Link
HVAC:	A/C Rooftop Unit– Gas Forced Air Heating
Bathrooms	One Set Mens,/Womens Office Area Three Unisex Bathrooms in Warehouse



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