

# 7100 MEDICINE LAKE ROAD

FOR SALE OR LEASE

//////////

NEW HOPE, MN 55427

32,806 SF AVAILABLE W/EXTERIOR STORAGE



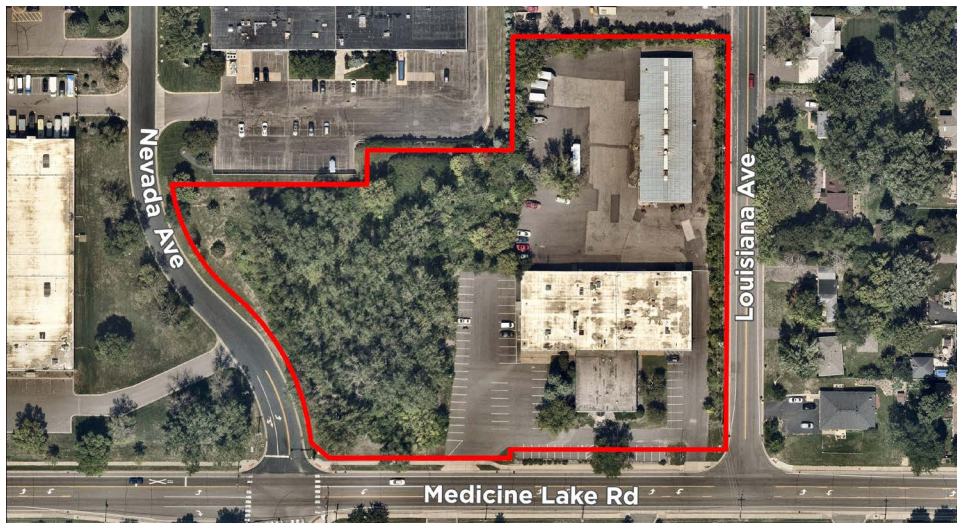
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# PROPERTY HIGHLIGHTS

- Great owner/user or investment opportunity!
- Fantastic location
- Grade level loading (each 12' x 14')
- Ample power
- Dock loading (each 4' high)
- Great accessibility via 169 and Highway 100
- Tremendous visibility (on corner of Medicine Lake and Nevada Avenue)
- 1/2 acre of exterior storage
- 16' clear in rear warehouse
- Automotive uses allowed
- Large truckcourt that can accommodate 53' & 48' trailers
- 73 striped parking spaces (ability to add more)
- Recent pavement sealcoat and new striping



<b>Address</b>	7100 Medicine Lake Road New Hope, MN 55427
<b>Building size</b>	22,806 SF Office (Front Building) 10,000 SF Warehouse (Rear Bldg.) 32,806 SF Total
<b>Lot Area</b>	5.21 Acres
<b>Exterior Storage</b>	1/2 acre
<b>Year Built</b>	1963
<b>Construction</b>	Block
<b>Clear Height</b>	12'-16'
<b>Dock-High Doors</b>	2 exterior 1 interior
<b>Drive-in Doors</b>	1 (12' x 14')
<b>Zoning</b>	I: Industrial
<b>County</b>	Hennepin
<b>2023 Taxes</b>	\$69,519.48
<b>Sale Price</b>	\$3,575,854 (\$109/SF)

# PROPERTY PHOTOS



# PROPERTY PHOTOS



## CERTIFICATE OF SURVEY



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINTED NAME: Jonathan D. Schutte  
DATE: DATE LICENSE #: 45352

PREPARED FOR:  
PROJECT NAME  
STARTS HERE

ADDRESS  
CITY, STATE, ZIP

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DRAWN BY: XXXX

CHECKED BY: XXXX

PROJECT NO.:

NO.	DATE	DESCRIPTION

SHEET TITLE  
UP TO 3 LINES IF  
NEEDED

LEGEND			
---	PLATTED & EXISTING LOT LINES	⊕	HYDRANT
---	EXISTING RIGHT OF WAY	⊕	GATE VALVE
---	EASEMENT LINES	⊕	WELL
---	CENTERLINE	⊕	SANITARY MANHOLE
---	BOUNDARY LINE	⊕	SANITARY SEWER CLEANOUT
---	WOOD FENCE	⊕	STORM MANHOLE
---	CHAINLINK FENCE	⊕	CATCH BASIN
---	WIRE FENCE	⊕	APRON
---	STORM SEWER LINE	⊕	SURVEY
---	SANITARY SEWER LINE	⊕	POWER POLE
---	WATERMAIN	⊕	LIGHT POLE
---	OVERHEAD ELECTRIC	⊕	GUY WIRE
---	UNDERGROUND TELEPHONE	⊕	POWER BOX
---	UNDERGROUND FIBER	⊕	ELECTRIC METER
---	UNDERGROUND ELECTRIC	⊕	COMMUNICATION pedestal
---	UNDERGROUND GAS LINE	⊕	MWD HOLE
---	EDGE OF WETLAND	⊕	GAS METER
---	BUILDING	⊕	SIGN
---	EDGE OF TREE LINE OR WOODS	⊕	BOLLARD
---	CONCRETE PAVEMENT	⊕	SOIL BORING
---	BITUMINOUS PAVEMENT	⊕	AIR CONDITIONER
---	AGGREGATE SURFACING	⊕	DECIDUOUS TREE
---	LANDSCAPING	⊕	CONIFEROUS TREE

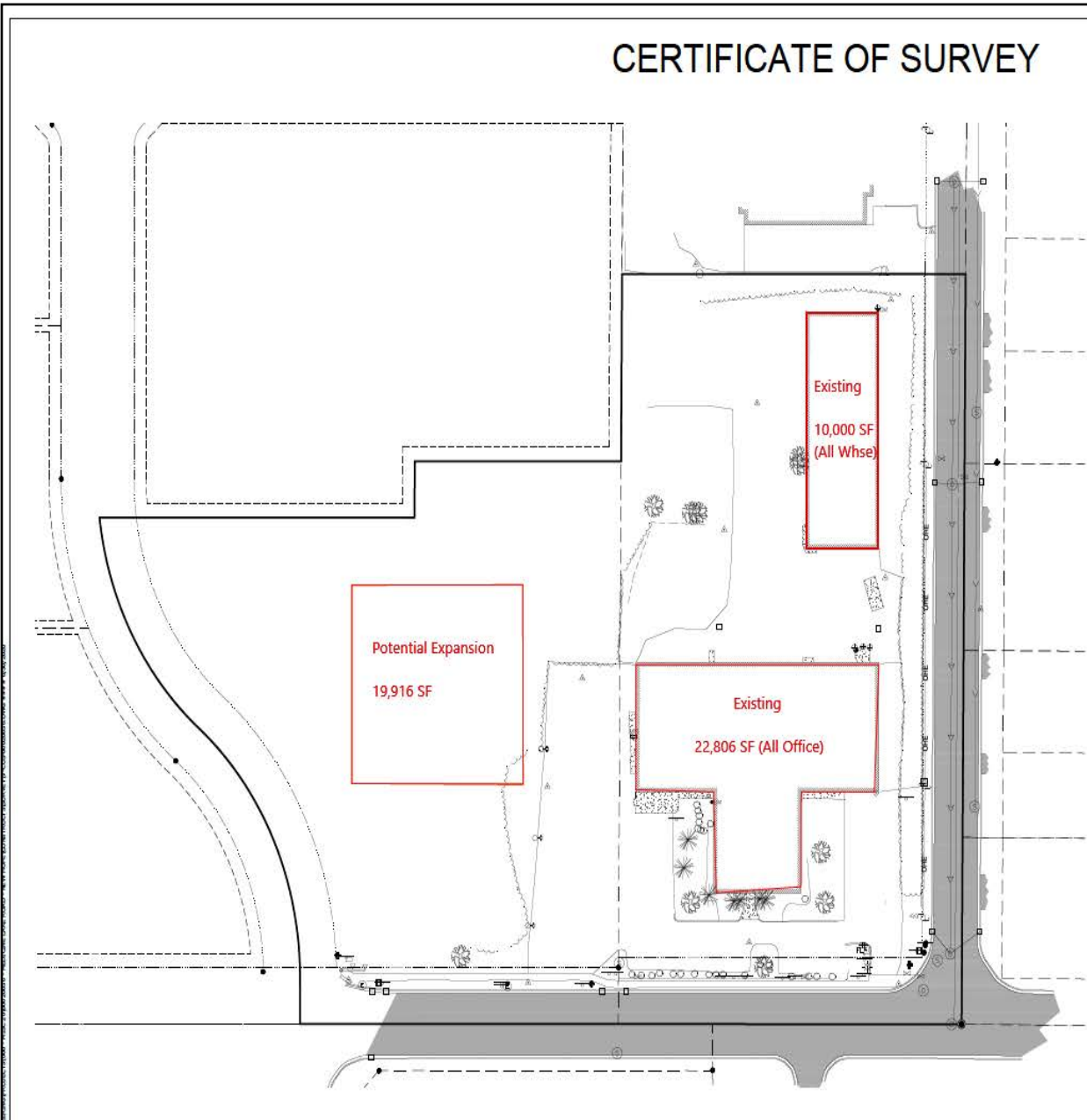
**Legal Description**

XXXXXXXXXXXXXXXXXXXX

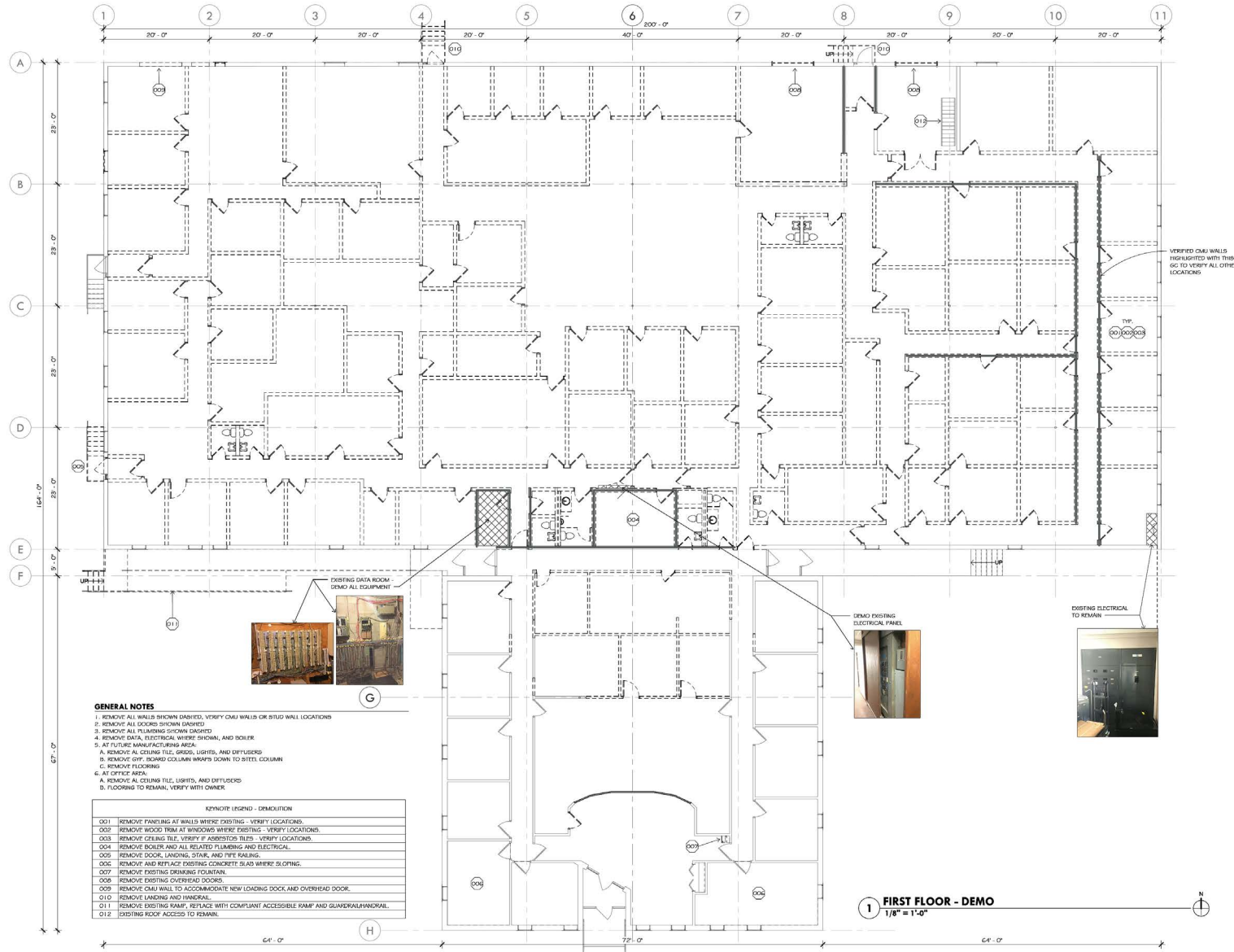
**Surveyor's Note:**

- The underground utilities shown hereon have been located from field survey information and existing record drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The contractor is responsible to ensure that any existing utilities (shown or not shown) are not damaged during construction. The surveyor has physically located the underground utilities per Gopher State One Call Ticket No. XXXXXXXXXX.
- Subject property has XXXXXX square feet (XXXXX acres) more or less.
- The survey does not constitute a title search by Design Tree Engineering and Land Surveying to determine ownership or encumbrances of record. For all information regarding encumbrances, right of way and title of record, Design Tree Engineering and Land Surveying relied upon an Ownership and Encumbrances Report prepared by Stearns County Abstract and Title Company with a preparation date of XXXXXXXX XX, 201X.

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON XXXXXX LINE OF THE XXXXXXXX QUARTER OF THE XXXXXXXX QUARTER, SECTION XX, TOWNSHIP XX, RANGE XX, HAVING AN ASSIGNED BEARING OF NORTH XX°XX'XX" WEST



# CURRENT FLOOR PLAN (FRONT BUILDING)



- GENERAL NOTES**
- REMOVE ALL WALLS SHOWN DASHED. VERIFY CMU WALLS OR STUD WALL LOCATIONS
  - REMOVE ALL DOORS SHOWN DASHED
  - REMOVE ALL FLOORING SHOWN DASHED
  - REMOVE DATA, ELECTRICAL, WIRE, SHOWN, AND BOILER
  - AT FUTURE MANUFACTURING AREA
    - REMOVE ALL CEILING TILE, SPRINK, LIGHTS, AND DIFFUSERS
    - REMOVE GYP. BOARD COLUMN WRAPS DOWN TO STEEL COLUMN
    - REMOVE FLOORING
  - AT OFFICE AREA
    - REMOVE ALL CEILING TILE, LIGHTS, AND DIFFUSERS
    - FLOORING TO REMAIN, VERIFY WITH OWNER

**KEYNOTE LEGEND - DEMOLITION**

001	REMOVE PAINTING AT WALLS WHERE EXISTING - VERIFY LOCATIONS
002	REMOVE WOOD TRIM AT WINDOWS WHERE EXISTING - VERIFY LOCATIONS
003	REMOVE CEILING TRIM AT WINDOWS WHERE EXISTING - VERIFY LOCATIONS
004	REMOVE BOILER AND ALL RELATED PLUMBING AND ELECTRICAL
005	REMOVE DOOR, LANDING, STAIR, AND PIPE RAILING
006	REMOVE AND REPLACE EXISTING CONCRETE SLAB WHERE SLOPING
007	REMOVE EXISTING DRINKING FOUNTAIN
008	REMOVE EXISTING OVERHEAD DOORS
009	REMOVE CMU WALL TO ACCOMMODATE NEW LOADING DOCK AND OVERHEAD DOOR
010	REMOVE LANDING AND WINDFALL
011	REMOVE EXISTING RAMP, REPLACE WITH COMPLIANT ACCESSIBLE RAMP AND GUARDRAIL/ANDRILL
012	EXISTING ROOF ACCESS TO REMAIN

**EXISTING CONDITIONS**  
 VERIFY EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. REVIEW DISCREPANCIES WITH THE ARCHITECT AND ADJUST NEW CONSTRUCTION AS DIRECTED.

**PRELIMINARY DRAWINGS**  
 - NOT FOR CONSTRUCTION

**△ SUBMITTALS / REVISIONS**

No.	Description	Date

B/A Project No: 619-46  
 Drawn By: AH  
 Issue Date: 05/19/2020

**C-Axis Main Building**

7100 Medicine Lake Rd

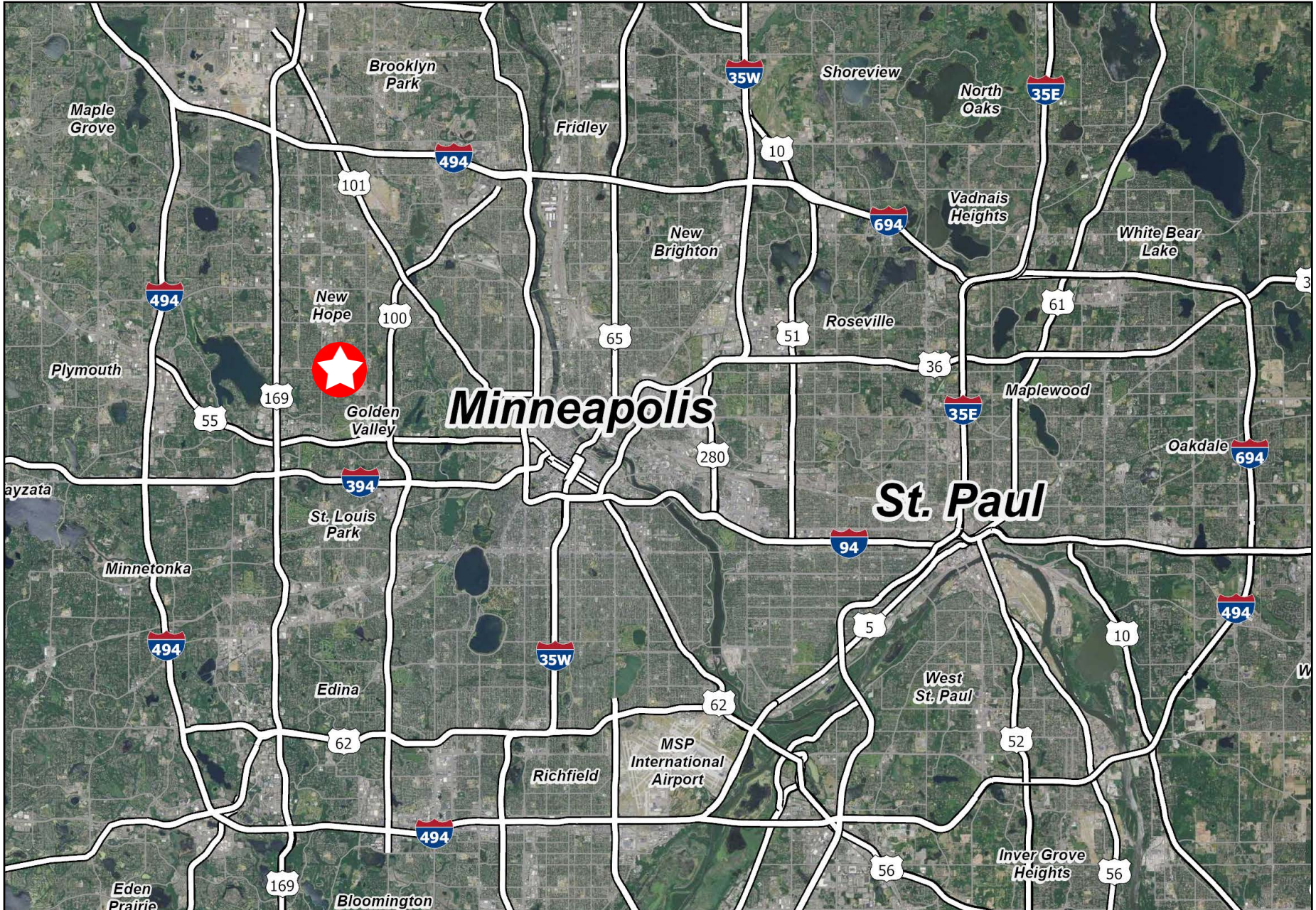
DEMO PLAN

**1 FIRST FLOOR - DEMO**  
 1/8" = 1'-0"

**A2.1**



# PROPERTY AERIAL





# CONTACT US

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