

3109 LOUISIANA AVE N

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NEW HOPE, MN 55427

FOR SALE OR LEASE

30,696 SF AVAILABLE W/EXTERIOR STORAGE



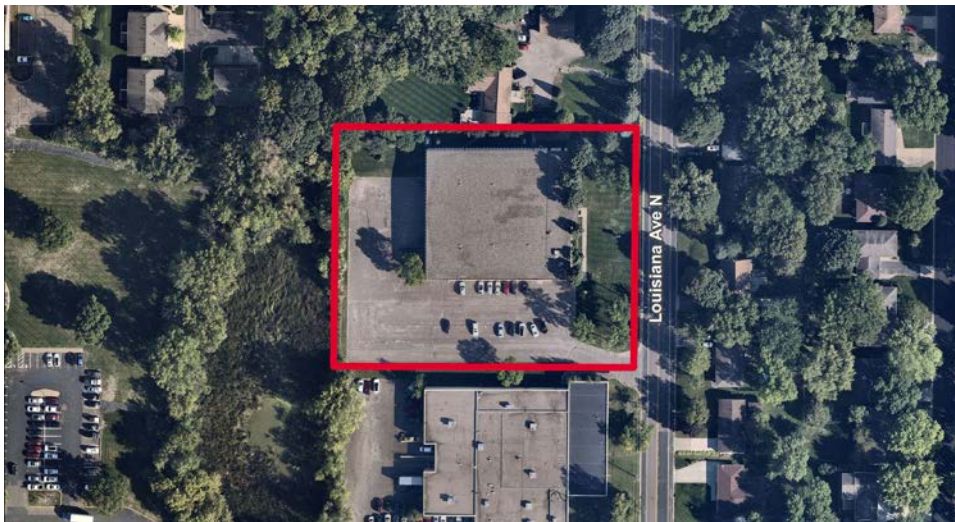
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PROPERTY HIGHLIGHTS

- Great owner/user opportunity!
- Fantastic location
- Ample power (400A, 240V, 3 phase)
- Dock loading (4' and 2' high)
- Great accessibility via 169 and Highway 100
- Roof replaced in 2020
- Potential for 1/2 acre of exterior storage
- 20' clear in warehouse
- Automotive uses allowed
- Large truckcourt that can accommodate 53' & 48' trailers
- 53 striped parking spaces (ability to add more)
- Concrete sub-floor on 2nd level allows office to be reverted to mezzanine storage



Address	3109 Louisiana Ave N New Hope, MN 55427
Building size	4,998 SF Office (1st level) 4,998 SF Office (2nd level) <u>20,700 SF Warehouse</u> 30,696 SF Total
Lot Area	2.25 Acres
Exterior Storage	Potential for 1/2 acre
Year Built	1980
Roof	2020
Clear Height	20'
Dock-High Doors	4' high - 4 total 2' high - 1 total
Drive-in Doors	None - can be added
Zoning	I: Industrial
Sprinkler	Fully Sprinklered
2024 Taxes	\$81,828.74
Sale Price	Negotiable
Lease Rates	Negotiable

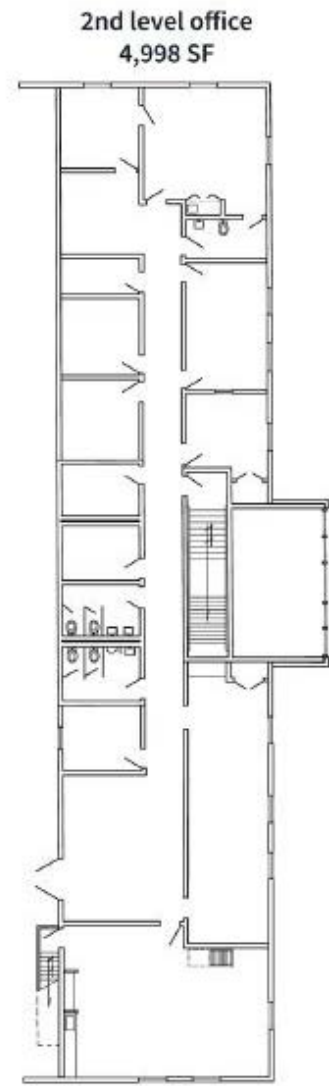
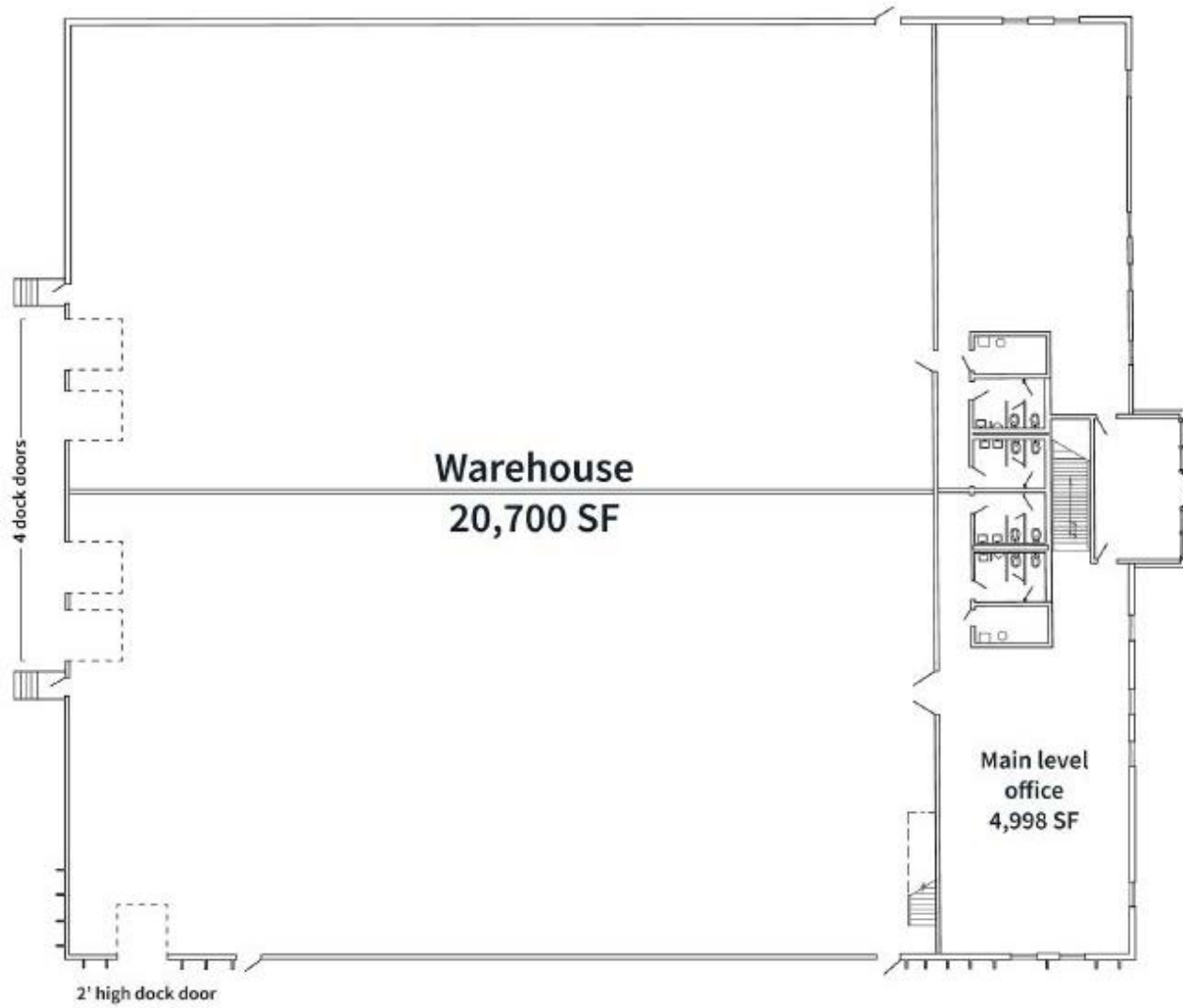
PROPERTY PHOTOS



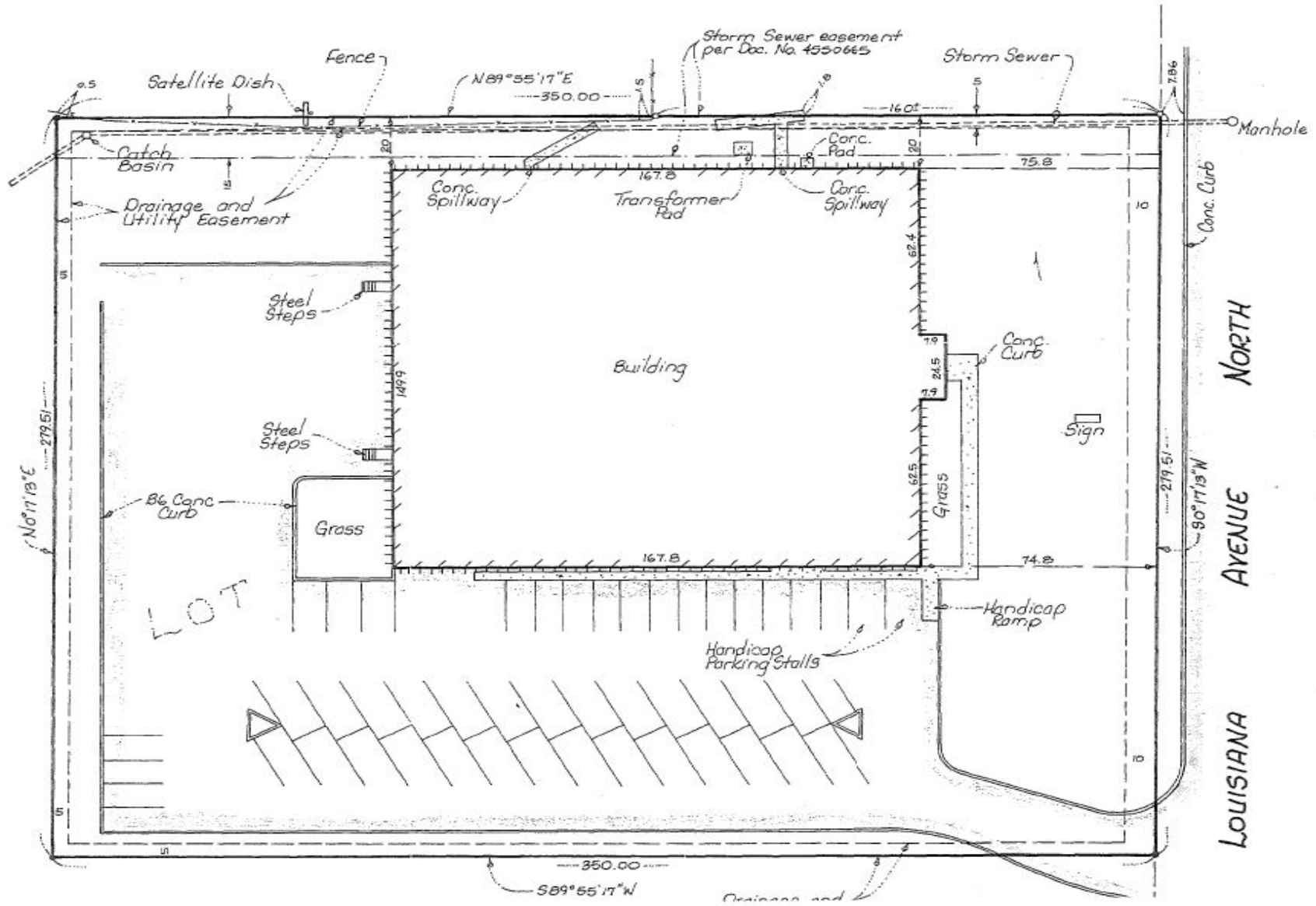
PROPERTY PHOTOS



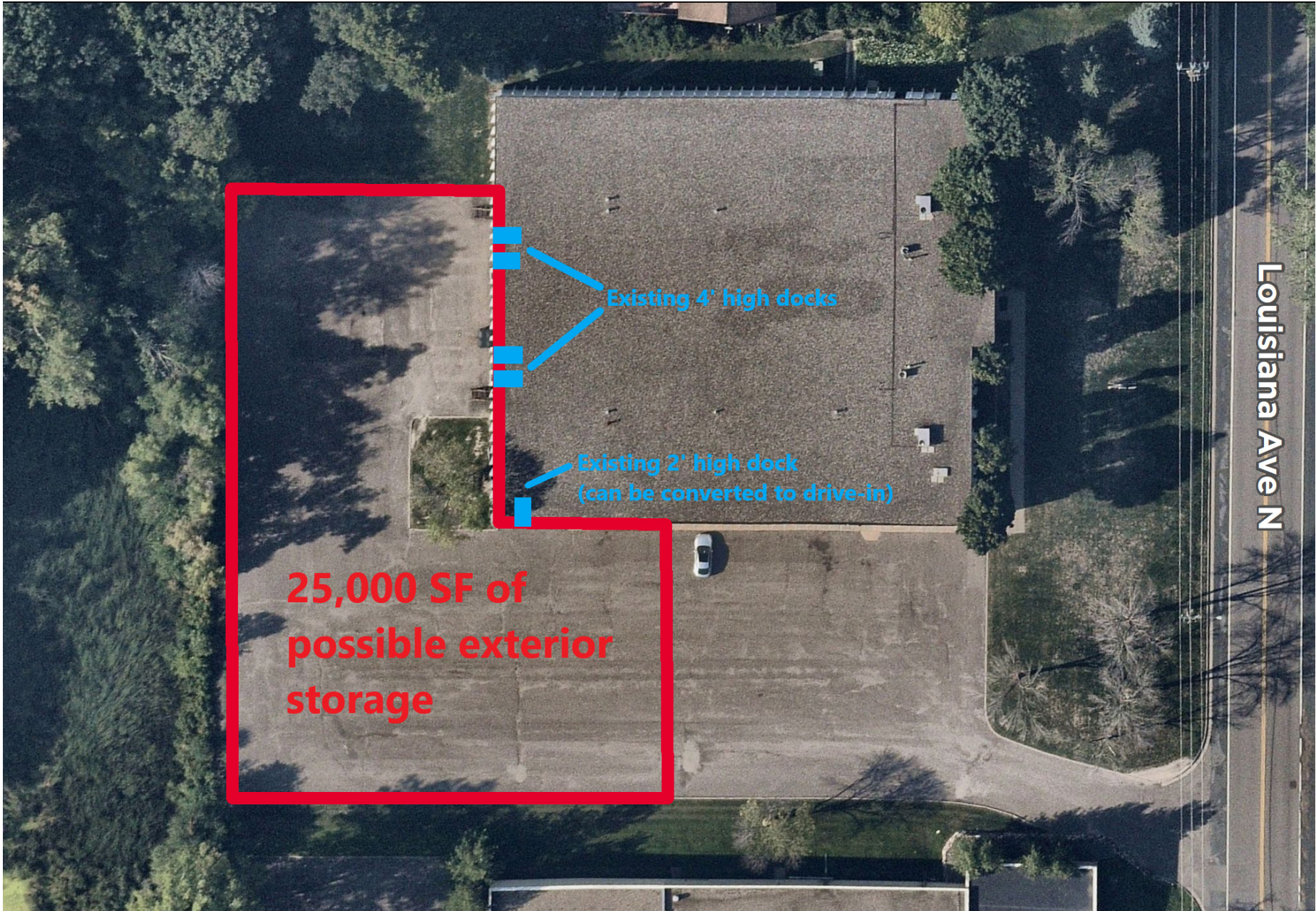
FLOOR PLAN



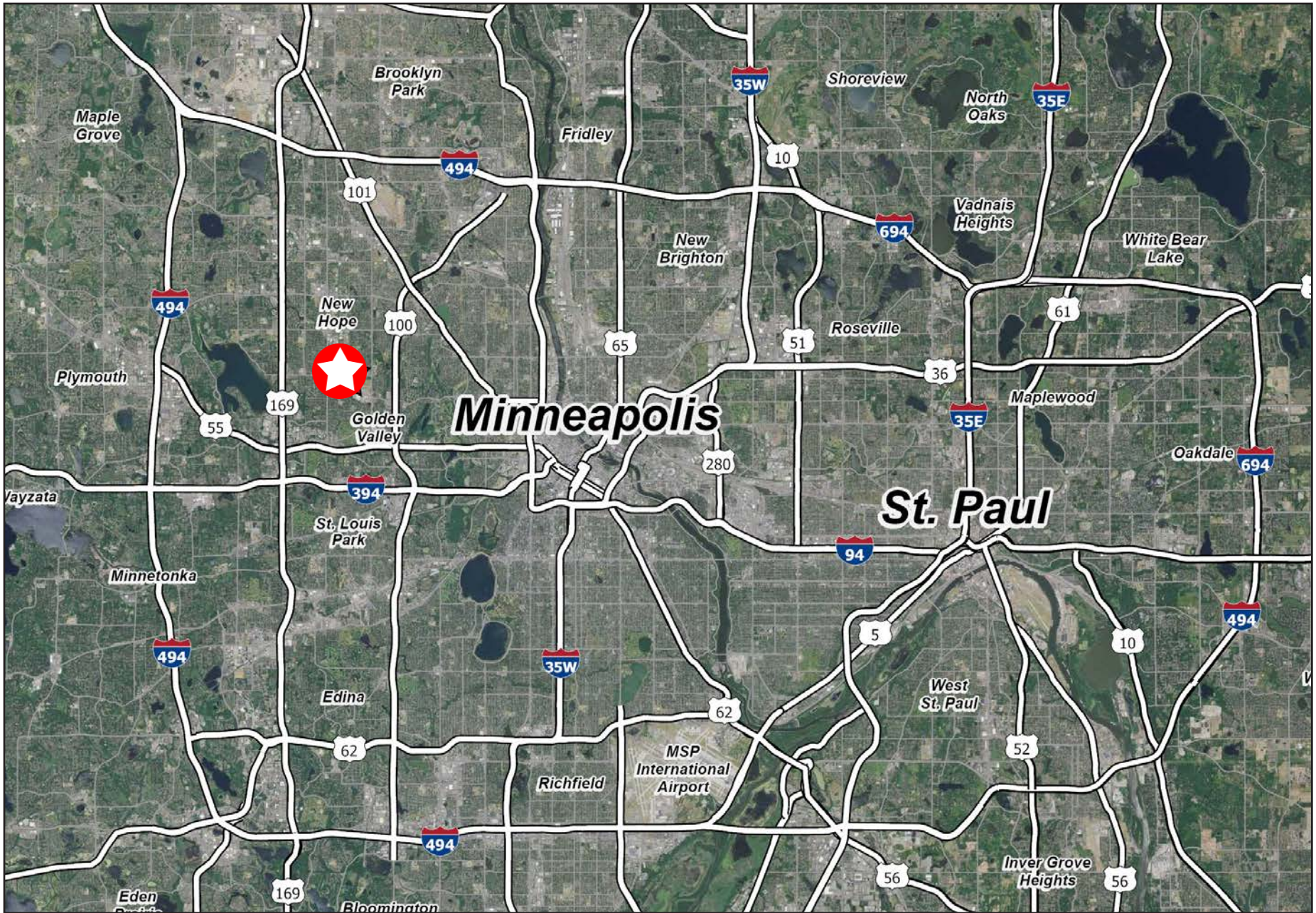
SITE PLAN



POTENTIAL EXTERIOR STORAGE



PROPERTY AERIAL



CONTACT US

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3109



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