

For Lease

8801 Science Center Drive
New Hope, MN

IAG Commercial

Large Industrial Property



Highlights

Great location in New Hope just off Hwy 169 between 49th Ave. N and Bass Lake Road

Affordable Lease Rates

\$9.00 Office & \$4.50 Manufacturing/Warehouse, NNN PSF Per Year

Flexible Lease Terms

100% Sprinklered

Column Spacing 40' x 45'

Enclosed Docks

Locally Owned & Managed

Jeffrey LaFavre, CCIM, MCR

(612) 868-7429

jlafavre@iagcommercial.com



www.iagcommercial.com

Michael Sedley

(612) 889-0906

msedley@iagcommercial.com

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Building Specs:

| | |
|------------------------|---|
| Address: | 8801 Science Center Drive |
| Year Built: | 1972 |
| Building SF: | 136,802 SF |
| Office: | 14,381 SF 1 st Floor 12,678 2 nd Floor |
| Warehouse: | 109,743 SF |
| Clear Height: | 17.5' |
| Land: | 9.58 Acres |
| Zoning: | (I) |
| Loading: | 6 Int Docks 6 Drive-ins |
| Column Spacing: | 40' x 45' |
| Parking: | 325 Stalls |



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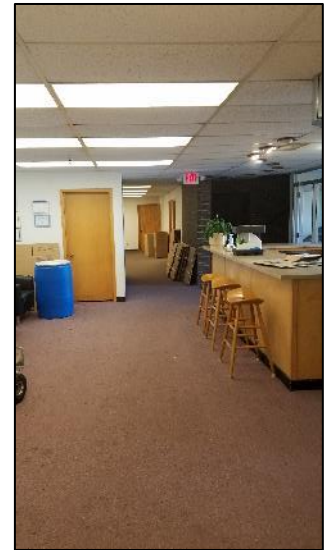
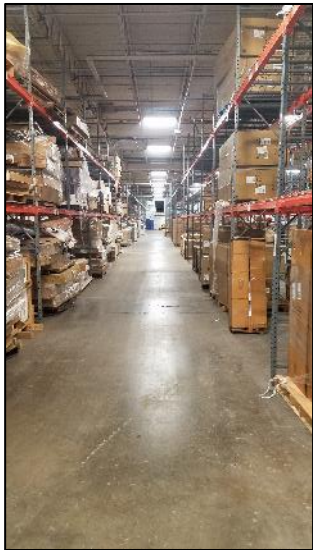
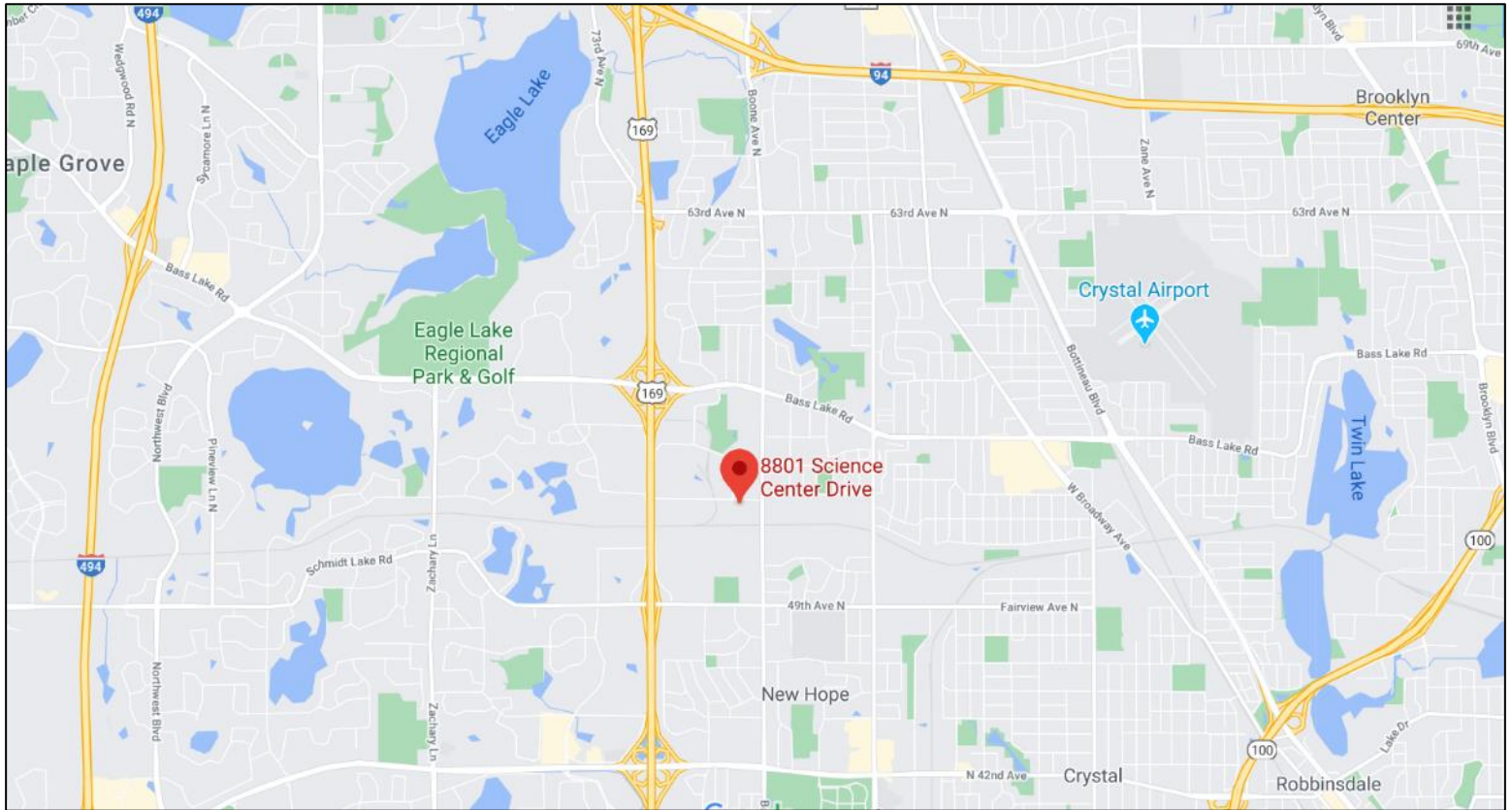
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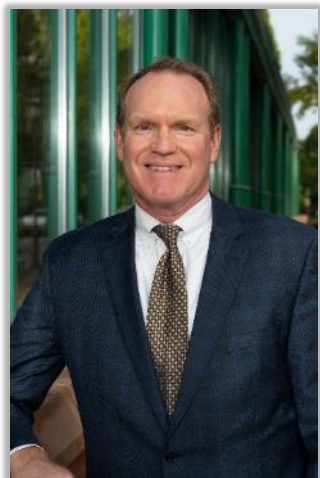
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Contact



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