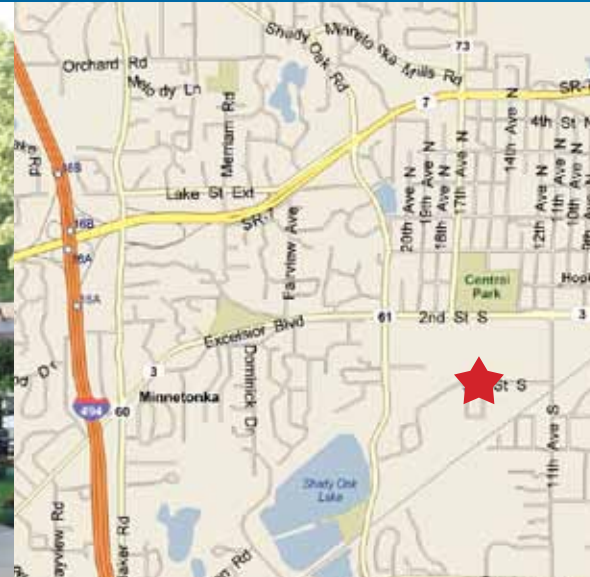


FOR SALE OR LEASE > OFFICE/WAREHOUSE SPACE



Hopkins Industrial Center

525-535 15TH AVENUE SOUTH HOPKINS, MINNESOTA



Building Amenities

- > 58,865 total building square feet
- > 12' clear height
- > Great Hopkins location - easy access to Highway 169 & Highway 100
- > Dock and drive-in loading
- > Ample parking
- > Convenient location
- > Fully air-conditioned space as a great value

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

NICK LEVITON
952 897 7843
nick.leviton@colliers.com

JUDD WELLIVER
952 897 7854
judd.welliver@colliers.com

Hopkins Industrial Center > Aerial View



Hopkins Industrial Center > Birds Eye



PROPERTY FACT SHEET

Hopkins Industrial Center



PROPERTY ADDRESS:
525 - 535 15th Avenue S
Hopkins, Minnesota

BUILDING SQUARE FEET:
58,865 square feet total

CURRENTLY AVAILABLE:

- Unit 2A:** 8,197 total square feet
- Unit 2B:** 8,197 total square feet
- Unit 3A:** 6,466 total square feet
 - Can add drive-in to Unit 3A

All Units:

22,861 total square feet combined

Unit 2A & 2B:

16,395 total square feet combined

Unit 2B & 3A:

14,663 total square feet combined

All units are fully air-conditioned and have dock loading. All office is built-to-suit.

LOADING:

- Two (2) dock doors
- One (1) drive-in door

YEAR BUILT:

1999

CLEAR HEIGHT:
12'

COLUMN SPACING:
40' x 40'

LEASE RATES:
\$2.47 psf net

SALE PRICE:
\$49.00 per square foot

2011 EST. CAM & REAL ESTATE TAX:
\$2.53 total per square foot

AMENITIES:

- Comcast cable available at building
- Direct access to Highway 169 and I-494 via Excelsior Blvd.
- Ample parking
- New building signage and new monument signage



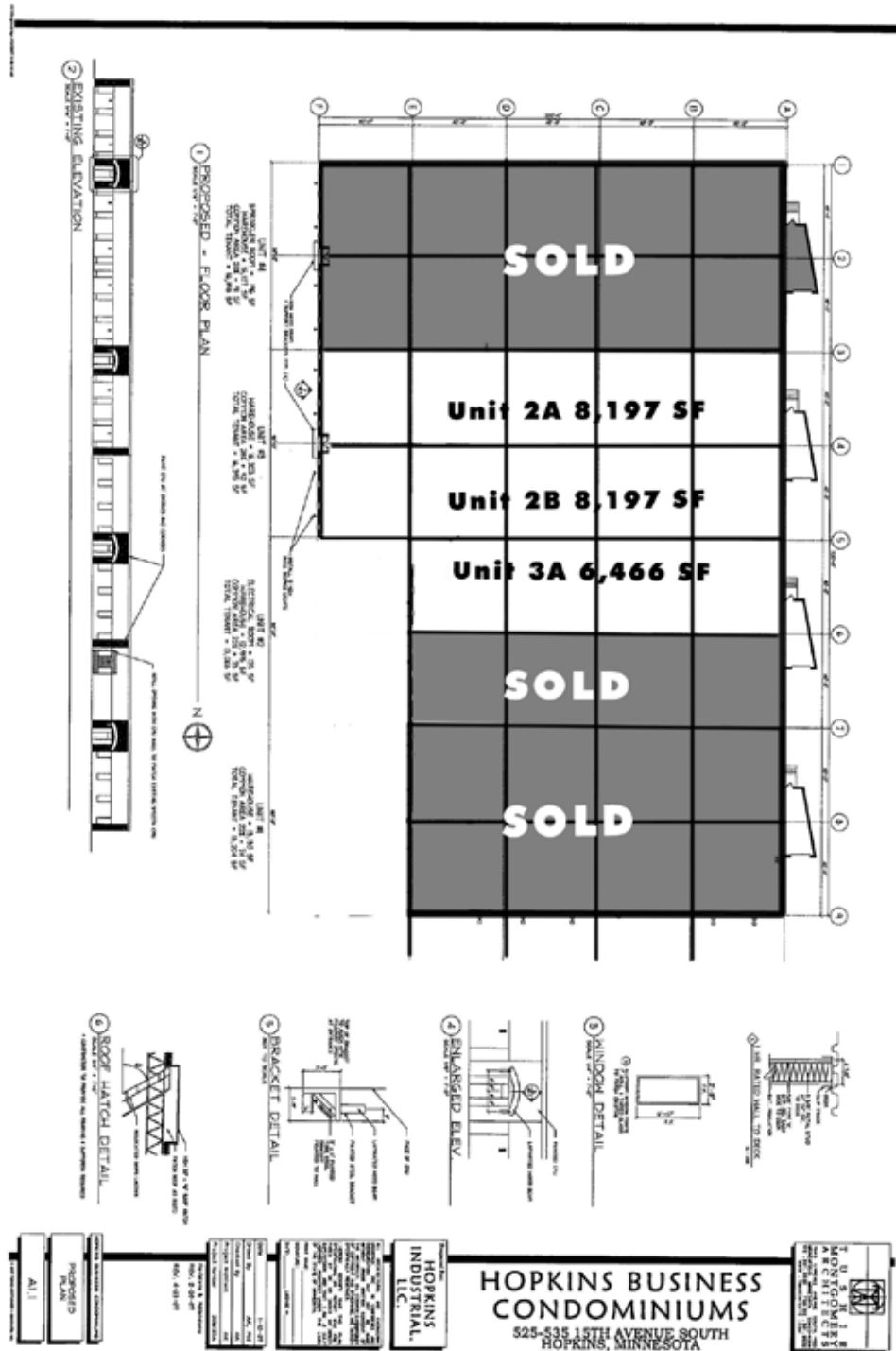
For Leasing Information, Contact:

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