

INDUSTRIAL BUILDING
**FOR SALE /
FOR LEASE**

INDUSTRIAL BUILDING

5555 Boone Ave.
New Hope, MN



Price Reduction!!



Great Opportunity In New Hope!

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Arrow Companies

7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369



PRICE

Sale: \$649,000

Lease: \$8.25 / \$4.25



FEATURES

- Property sits on 1.03 acres (10,750 sf)
- Updated office area with 8 offices, reception area, kitchen & tech area.
- Heavy power (400 Amps - 240-volt)
- Flexible building which will accommodate various uses.
- Conveniently location on Boone Ave, minutes away from 169/ Bass Lake.



BUILDING FACTS

- Building Size: **10,750 SF**
- Office SF: 3,770
- WHSE SF: 6,980
- (2) Drive-In doors
- Built in 1966 - renovated in 2007

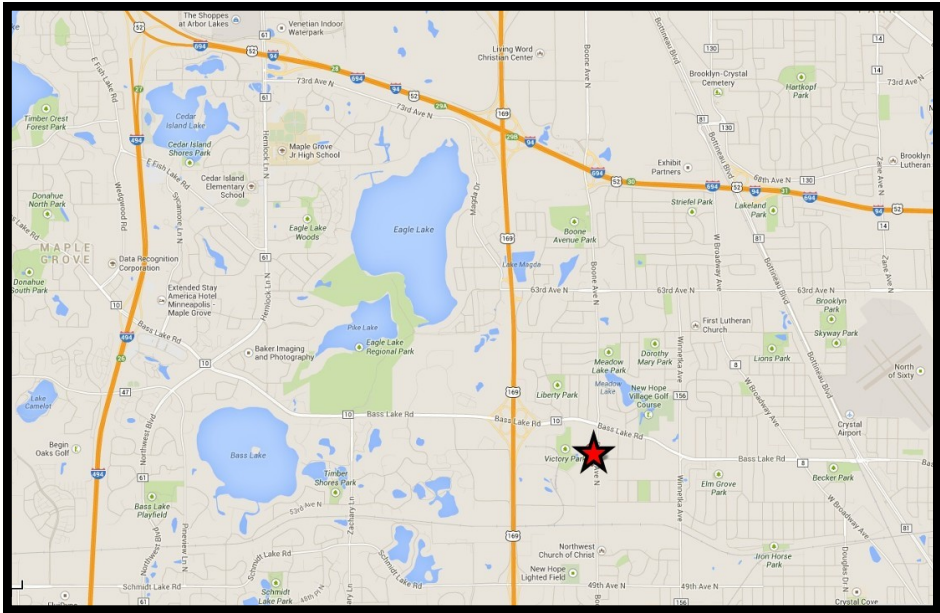


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AERIAL & MAP



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PROPERTY FACTS



Building Size:	3,770 SF- Office <u>6,980 SF– Warehouse</u> 10,750 Total SF
Year Built:	1966 - Renovated in 2007
Lot Size:	1.03 Acres (10,750 SF) 06-118-21-34-0006
Zoning:	Industrial
Electrical Service:	400 amp/240 volt
HVAC Systems:	Offices– forced warm air and central air Warehouse– hanging unit heaters
Fire Protection:	No sprinklers
Clear Height:	11'
Drive-Ins:	(2)
Type of construction:	Masonry Construction
2015 Property Taxes:	\$24,425.16

Information contained herein has been obtained from resources deemed reliable. We have no reason to doubt its accuracy; however, we do not guarantee it.



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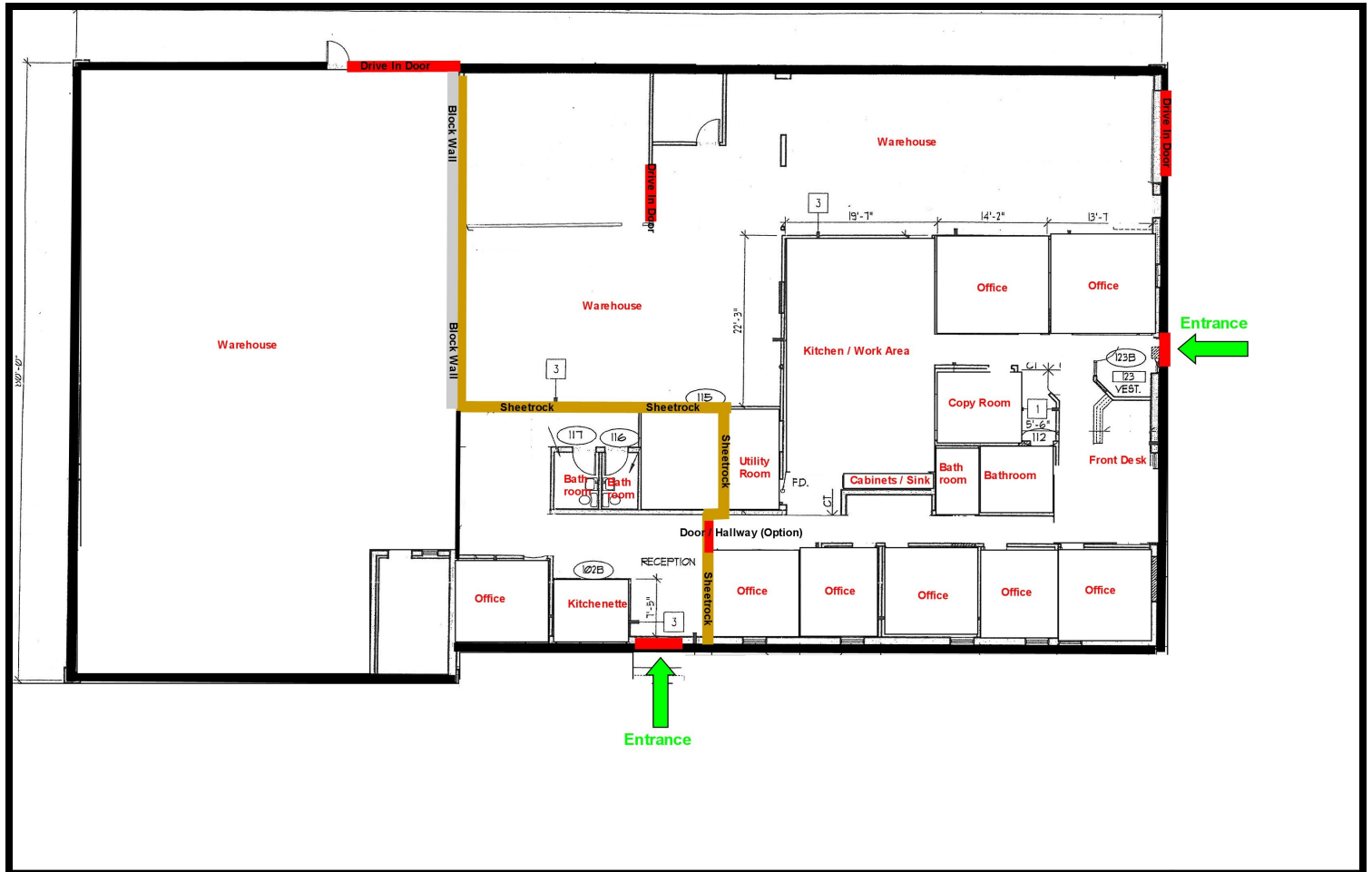
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FLOOR PLAN



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BUILDING PHOTOS



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DEMOGRAPHICS

Demographic Summary Report


5555 Boone Ave N, New Hope, MN 55428

Building Type: Industrial
RBA: 10,750 SF
Land Area: 1.03 AC
Total Available: 10,750 SF

Warehouse Avail: 10,750 SF
Office Avail: -
% Leased: 100%
Rent/SF/Yr: \$6.02



Radius	1 Mile	3 Mile	5 Mile
Population			
2017 Projection	11,330	95,013	239,835
2012 Estimate	10,786	93,058	231,919
2010 Census	10,553	92,754	229,353
Growth 2012 - 2017	5.00%	2.10%	3.40%
Growth 2010 - 2012	2.20%	0.30%	1.10%
2012 Population by Hispanic Origin	852	6,907	14,162
2012 Population By Race	10,786	93,058	231,919
White	7,573 70.21%	64,970 69.82%	155,866 67.21%
Black or African American	1,912 17.73%	14,911 16.02%	38,523 16.61%
American Indian and Alaska Native	54 0.50%	446 0.48%	1,247 0.54%
Asian	439 4.07%	5,783 6.21%	20,576 8.87%
Native Hawaiian and Pacific Islander	0 0.00%	58 0.06%	124 0.05%
Other Race	369 3.42%	3,527 3.79%	6,926 2.99%
Two or More Races	438 4.06%	3,362 3.61%	8,658 3.73%
Households			
2017 Projection	4,460	38,460	94,950
2012 Estimate	4,230	37,618	91,679
2010 Census	4,138	37,521	90,725
Growth 2012 - 2017	5.40%	2.20%	3.60%
Growth 2010 - 2012	2.20%	0.30%	1.10%
Owner Occupied	2,314 54.70%	23,247 61.80%	61,009 66.55%
Renter Occupied	1,916 45.30%	14,371 38.20%	30,670 33.45%
2012 Households by HH Income	4,229	37,619	91,680
Income Less Than \$15,000	522 12.34%	3,251 8.64%	7,723 8.42%
Income: \$15,000 - \$24,999	557 13.17%	3,296 8.76%	7,685 8.38%
Income: \$25,000 - \$34,999	448 10.59%	3,914 10.40%	8,820 9.62%
Income: \$35,000 - \$49,999	773 18.28%	5,995 15.94%	13,957 15.22%
Income: \$50,000 - \$74,999	780 18.44%	7,691 20.44%	18,710 20.41%
Income: \$75,000 - \$99,999	477 11.28%	5,208 13.84%	12,737 13.89%
Income: \$100,000 - \$149,999	501 11.85%	5,347 14.21%	13,670 14.91%
Income: \$150,000 - \$199,999	67 1.58%	1,673 4.45%	4,635 5.06%
Income: \$200,000+	104 2.46%	1,244 3.31%	3,743 4.08%
2012 Avg Household Income	\$60,748	\$72,497	\$76,113
2012 Med Household Income	\$45,370	\$55,582	\$57,830
2012 Per Capita Income	\$25,312	\$29,529	\$30,202



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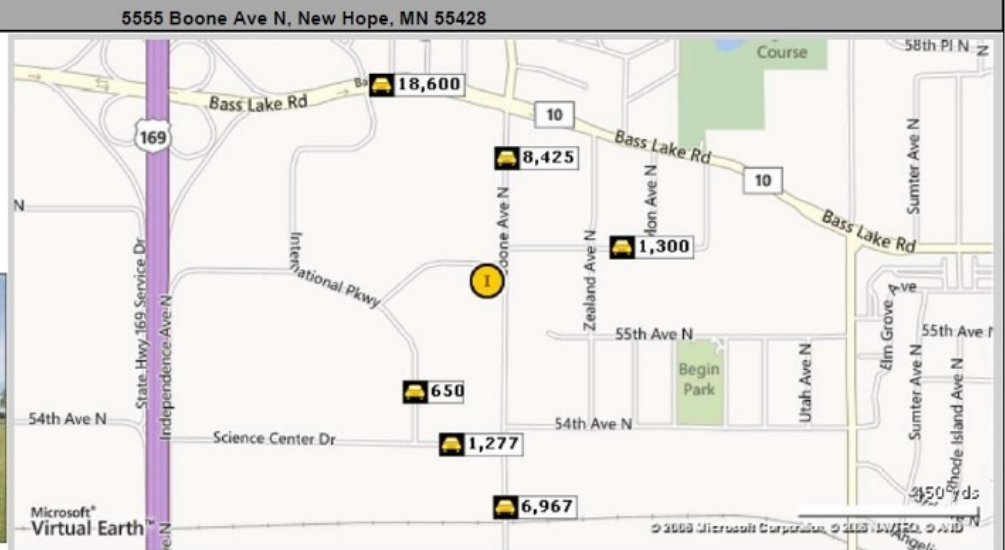
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TRAFFIC SUMMARY

Traffic Count Report

Building Type: Industrial
RBA: 10,750 SF
Land Area: 1.03 AC
Total Available: 10,750 SF
Warehouse Avail: 10,750 SF
Office Avail: -
% Leased: 100%
Rent/SF/Yr: \$6.02



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Boone Ave N	Bass Lake Rd	0.08 N	2011	8,291	MPSI	.18
2 Boone Ave N	56th Ave N	0.00 N	2012	8,425	MPSI	.18
3 International Pky		0.00	2012	862	MPSI	.19
4 International Pkwy	Science Center Dr	0.08 S	2009	650	AADT	.19
5 56th Ave N	Zealand Ave N	0.04 W	2009	1,300	AADT	.20
6 Science Center Dr	International Pkwy	0.05 W	2011	797	MPSI	.24
7 Science Center Dr	Boone Ave N	0.00 N	2012	1,277	MPSI	.24
8 Bass Lake Rd	Gettysburg Ave N	0.00 E	2012	19,892	MPSI	.32
9 Bass Lake Rd	Ensign Ave N	0.02 E	2011	18,600	AADT	.32
10 Boone Ave N	Science Center Dr	0.09 N	2011	6,967	MPSI	.33



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