



**SUMMERHILL**  
Commercial Real Estate, LLC

**FOR SALE OR LEASE**  
1415 5<sup>th</sup> Street South  
Hopkins, MN 55343



**1415 5<sup>th</sup> Street South, Hopkins, MN 55343:**

**Building Size:** 30,000 sf, 6,300/23,700 sf office/whse (approx.)

**Property Size/PID #:** 2.00 acres, or 87,050 sf/PID #25.11722220007.

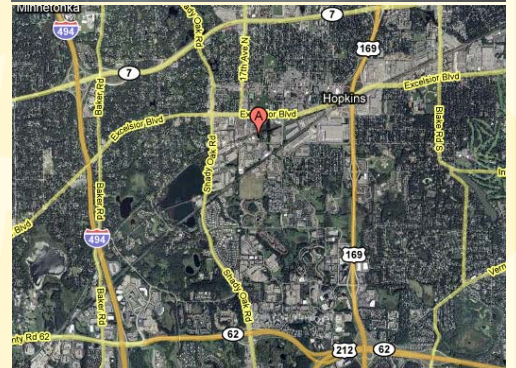
**Offering Price:** \$960,000, \$32.00 psf.

**Base Rental Rates:** \$4.50 psf net.

**2012 Est. Tax & CAM:** \$2.30 psf (\$51,794, \$1.73 psf, RE Tax, \$.57 psf CAM).

**Availability:** 18,000 sf, 3,300/14,700 sf ofc/whse, div. to 6,000 sf.

- Flexible multi-tenant office warehouse bldg w/five (5) 6,000 sf bays.
- 6,000-18,000 sf avail for lease now w/4 docks (or ramped to drive ins).
- All whse options available or office built to suit. Economical rates.
- Dock and drive in loading, 14' clear height, ample power.
- 50' wide clear span warehouse space in each 6,000 sf bay.
- 12,000 sf is leased to two (2) tenants offering in place rental income for owner occupant or investor. 18,000 sf available now for lease.
- Convenient Hopkins/Mtka location close to many area amenities.
- Good freeway access to Highways 169, Crosstown 62, and I-494.



**For more information call:**  
**Peter Kordonowy, CCIM**

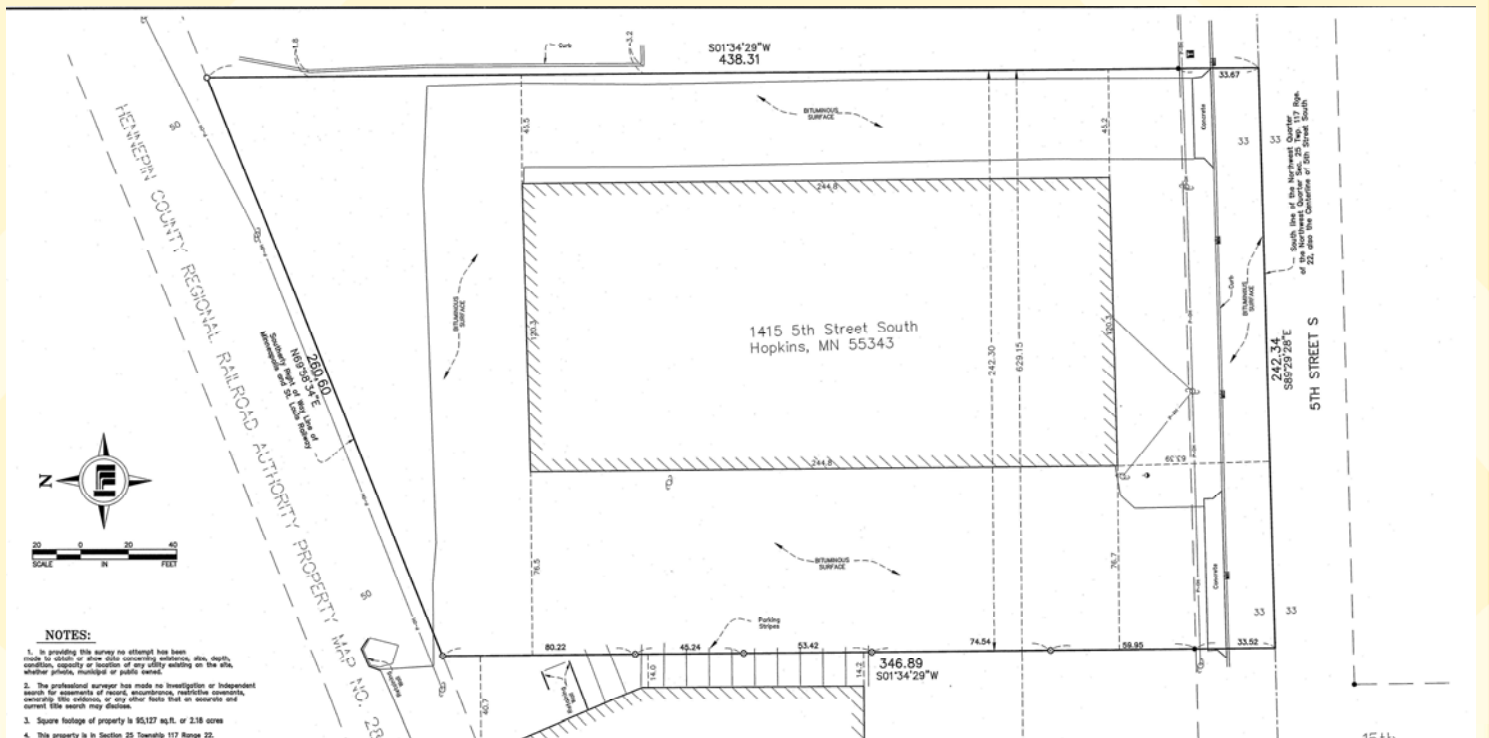
**952.556.5151**

or visit our website at:  
**www.summerhillcommercial.com**



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**NOTES:**

1. In providing this survey no attempt has been made to locate or show other conveyances, liens, mortgages, easements, or other rights or interests in the site, whether public, municipal or private owned.
2. The professional surveyor has made no investigation or independent search for assessments of record, encroachments, restrictive covenants, recording the existence, or any other facts that an accurate and current title search may disclose.
3. Square footage of property is 95,127 sq. ft. or 2.18 acres
4. This property is in Section 25 Township 117 Range 22.

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