

119,640 SF
INDUSTRIAL SPACE FOR LEASE



910 HASTINGS AVE
NEWPORT, MN

RACEWAY II BUSINESS CENTER

CBRE  Capital Partners

PROPERTY OVERVIEW

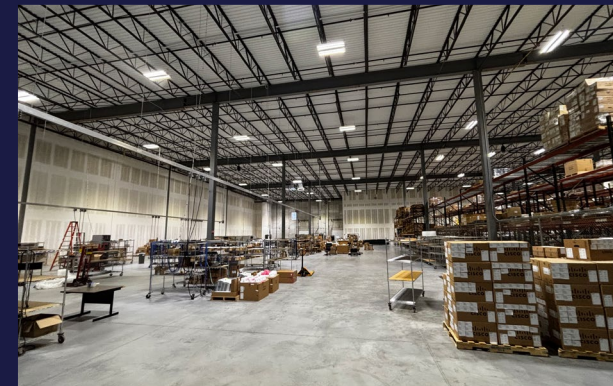
New office/warehouse building built in 2019 with 119,640 SF available for lease.

Located in Newport, MN: 1st-ring suburb of the Twin Cities with access to I-494, minutes from downtown St. Paul.

Offers full visibility to MN-61 with traffic count 63,031 daily.

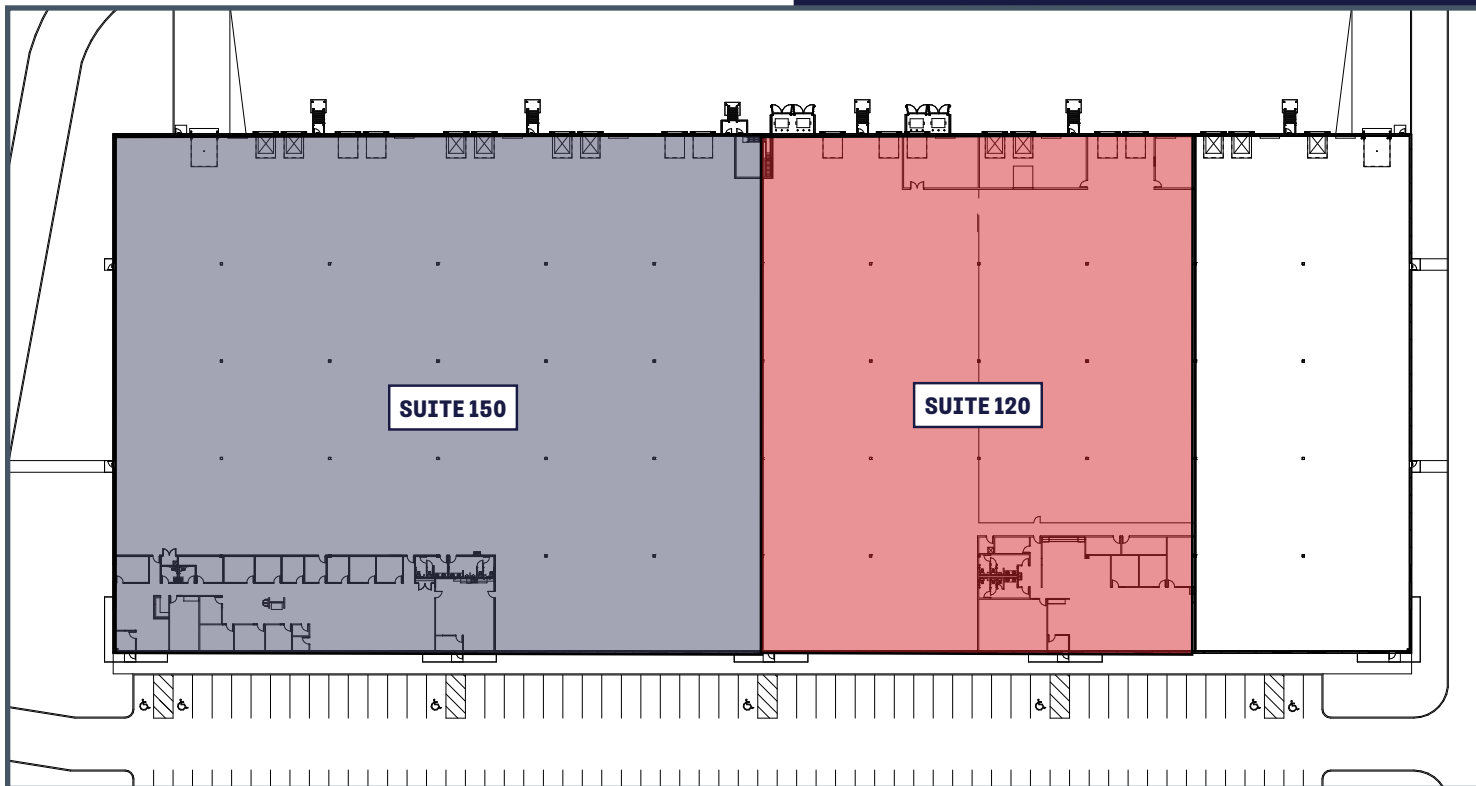
910 Hastings Avenue

Available SF	119,640 (47,902 - 71,738)
Building SF	143,640
Site Size	9.57 Acres
Clear Height	32'
Column Spacing	50' x 45' with 60' speed bay
Floor Specs	6" Concrete slab w/ fiber mesh, 4,000 PSI
Truck Court Depth	136'
Built	2019
Lease Rate	Negotiable
2026 CAM / Tax	\$3.96



FLOOR PLAN

Building



150

TOTAL SF: 71,738
OFFICE: 7,937
WAREHOUSE: 63,801
LOADING: 10 Dock Doors
1 Drive-in

120

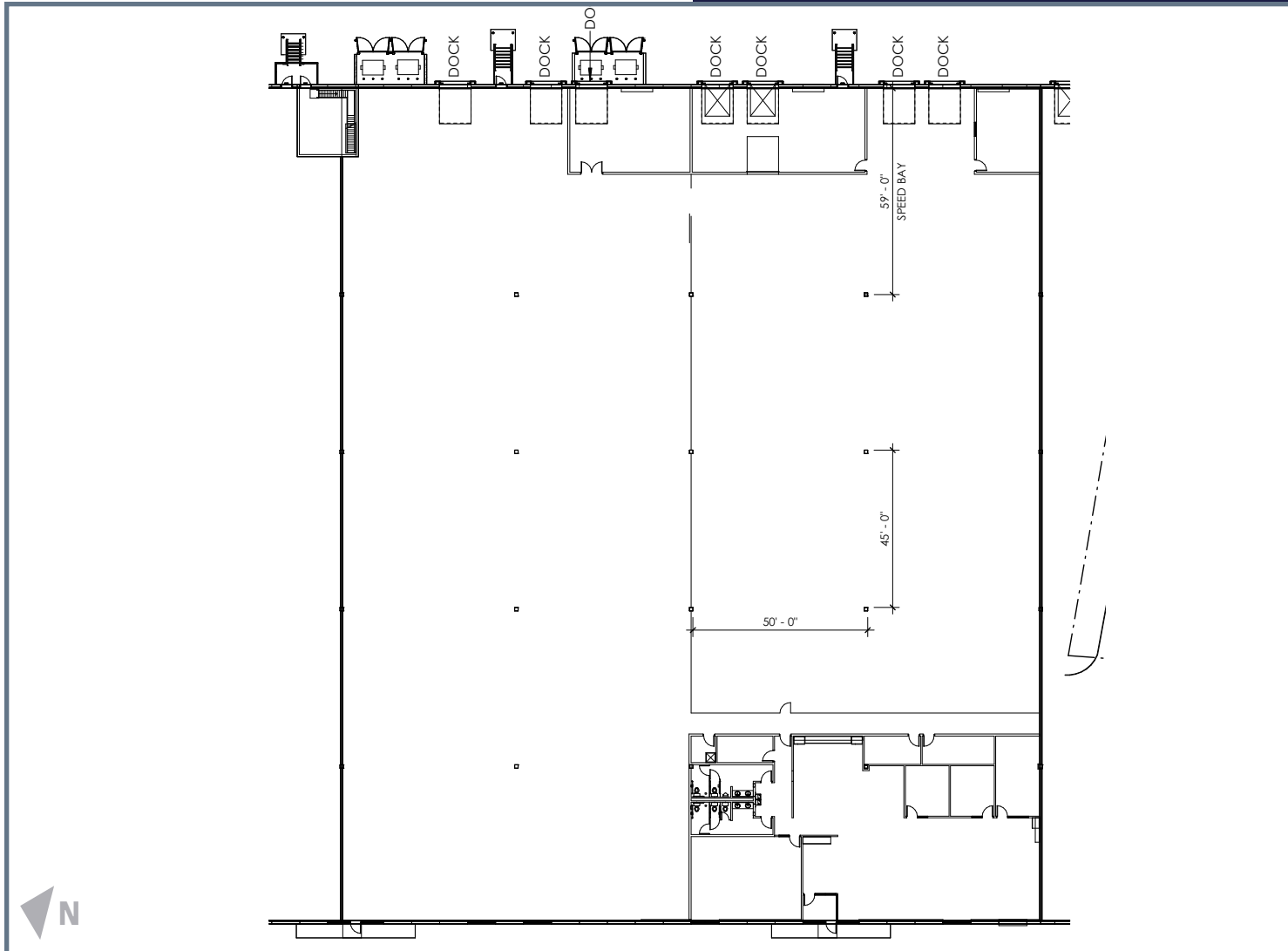
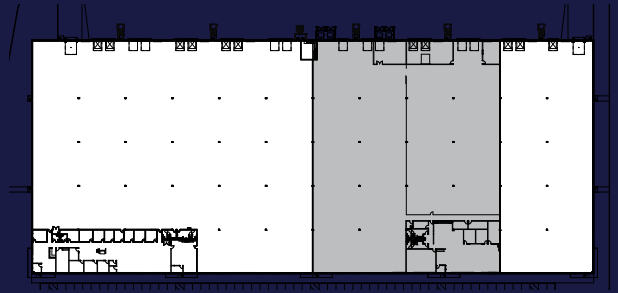
TOTAL SF: 47,902
OFFICE: 5,416
WAREHOUSE: 42,486
LOADING: 7 Dock Doors
*Air-conditioned
warehouse

COMBINED

TOTAL SF: 119,640
OFFICE: 13,353
WAREHOUSE: 106,287
LOADING: 17 Dock Doors
1 Drive-in

FLOOR PLAN

Suite 120



Total SF

47,902

Office SF

5,416

Warehouse SF

*Air-conditioned

42,486

Dock Doors

7

Power

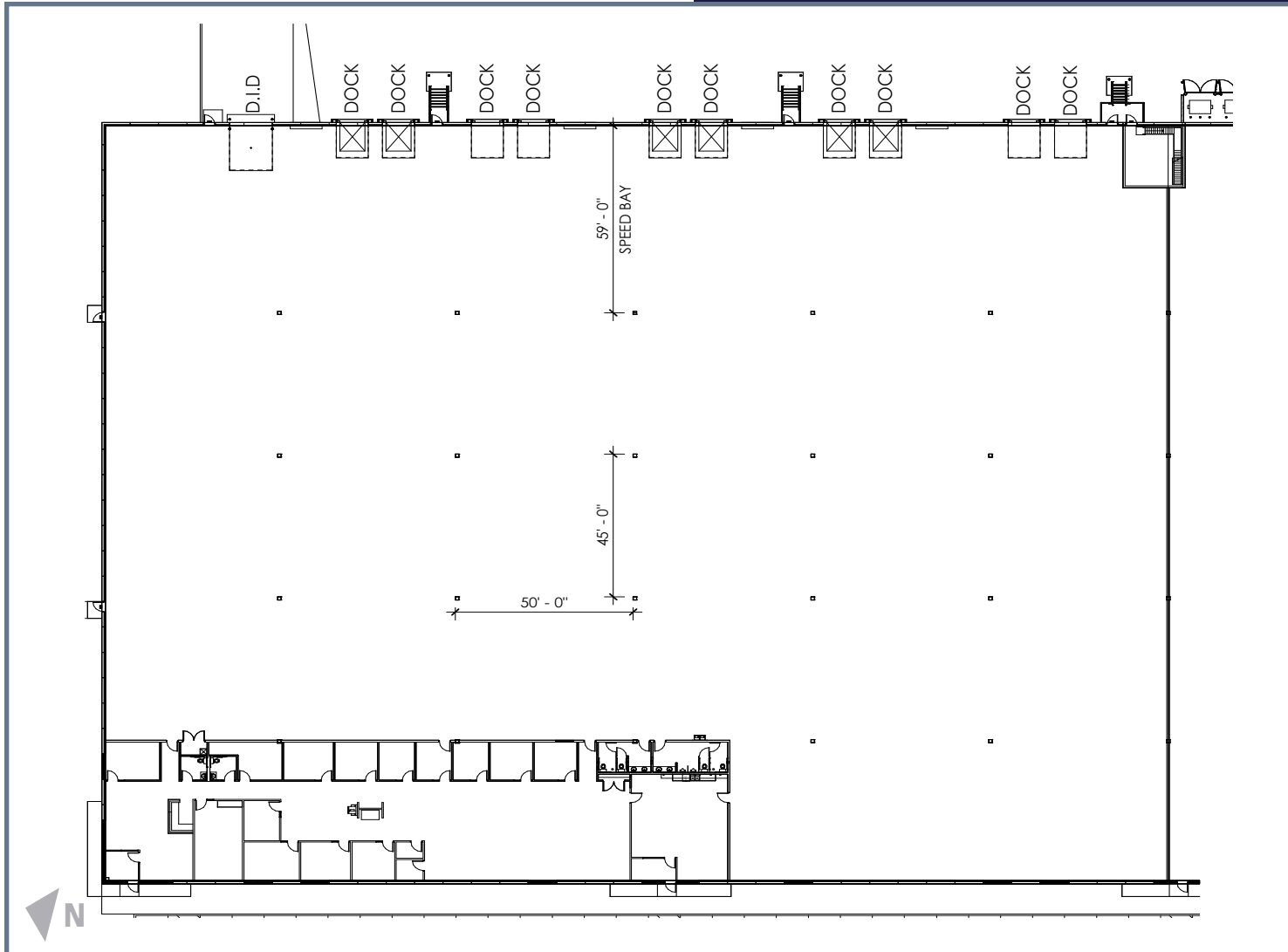
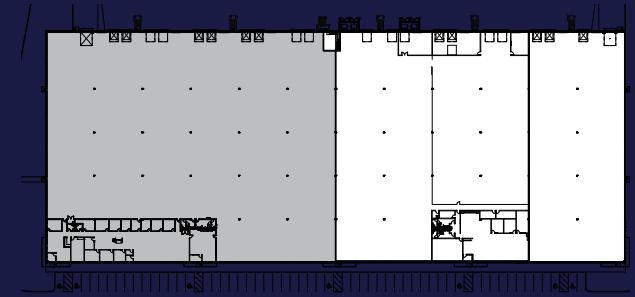
(2) 400 AMP, 277/480V

Available Date

30 DAYS

FLOOR PLAN

Suite 150



Total SF
71,738

Office SF
7,937

Warehouse SF
63,801

Dock Doors
10

Drive-in Doors
1

Power
1600 AMPS/3PH/277/480V
+ 200 AMPS/277/480V

Available Date
JUNE 1, 2026

AERIAL MAP



DEMOGRAPHICS

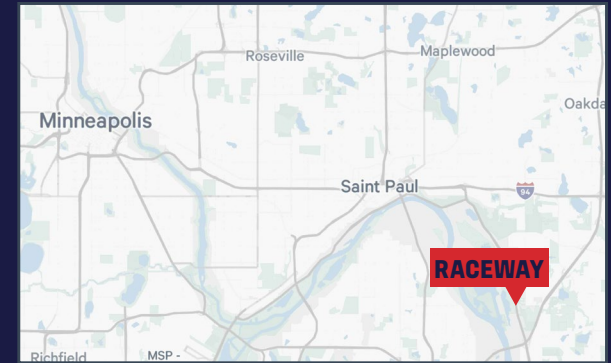
Washington County

Source: U.S. Census Bureau

Total Population	267,568 <i>(2020 Decennial Census)</i>
Employment Rate	66.5%
Med. Household Income	\$111,428
Bachelor's or Higher	46.9%
Median Gross Rent	\$1,857
Homeownership Rate	79.5%

LOCATION

& Drive Times



8 MIN / 6.2 MI
ACCESS TO SITE

MN-61

INTERSTATE
494

3 MIN / 1.6 MI
ACCESS TO SITE

TRAFFIC COUNT: 63,031
VEHICLES PER DAY

RACEWAY

25 MIN / 19 MI

**DOWNTOWN
MINNEAPOLIS**

12 MIN / 10 MI

**DOWNTOWN
ST. PAUL**

17 MIN / 15 MI

MSP AIRPORT

3 MIN / 1.6 MI

I-494

8 MIN / 6.2 MI

I-94



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NEWPORT, MN

RACEWAY II BUSINESS CENTER

119,640 SF
SPACE FOR LEASE

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CBRE

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