INDUSTRIAL SPACE FOR SALE OR LEASE ›

209 East 78th Street

Bloomington | Minnesota 55420

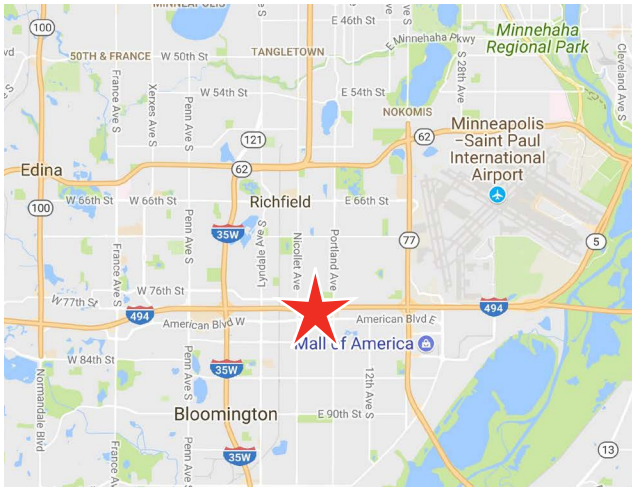
Colliers INTERNATIONAL

Accelerating success.

Exceptional Freeway Visibility

BUILDING AMENITIES

- Building Size 37,308 SF
- 18' Clear Height
- Four (4) Dock Doors
- Fully Sprinklered
- Power – 600 Amp 240 Volt 3-Phase
- 1.68 Acres
- 58 Parking stalls
- Visible from I-494 & American Blvd
- Traffic counts
  - 124,000 vehicles per day- I-494
  - 18,700 vehicles per day- American Blvd
- Zoned-FD-2 (Freeway Development)



CONTACT US

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Bloomington | Minnesota, 55420

PROPERTY INFORMATION

PROPERTY ADDRESS:
209 East 78th Street
Bloomington, MN 55420

BUILDING SQUARE FEET:
37,308 square feet
7,100 square feet office
30,208 square feet warehouse/ production

YEAR BUILT:
1970

CLEAR HEIGHT:
18'

LOADING:
Four (4) Dock Doors

SITE SIZE:
1.68 Acres

PID:
0302724120026

2018 TAXES PAYABLE:
$60,925.51 ($1.63 PSF)

SALE PRICE:
$3,700,000

NET LEASE RATES:
$10.00 PSF Office
$5.00 PSF Warehouse

ZONING:
FD-2 (Freeway Development)

PARKING:
58 parking stalls

POWER:
600 Amp 240 Volt 3-Phase

TRAFFIC COUNTS:
I-494: 124,000 vpd
American Blvd: 18,700 vpd

colliers.com/msp

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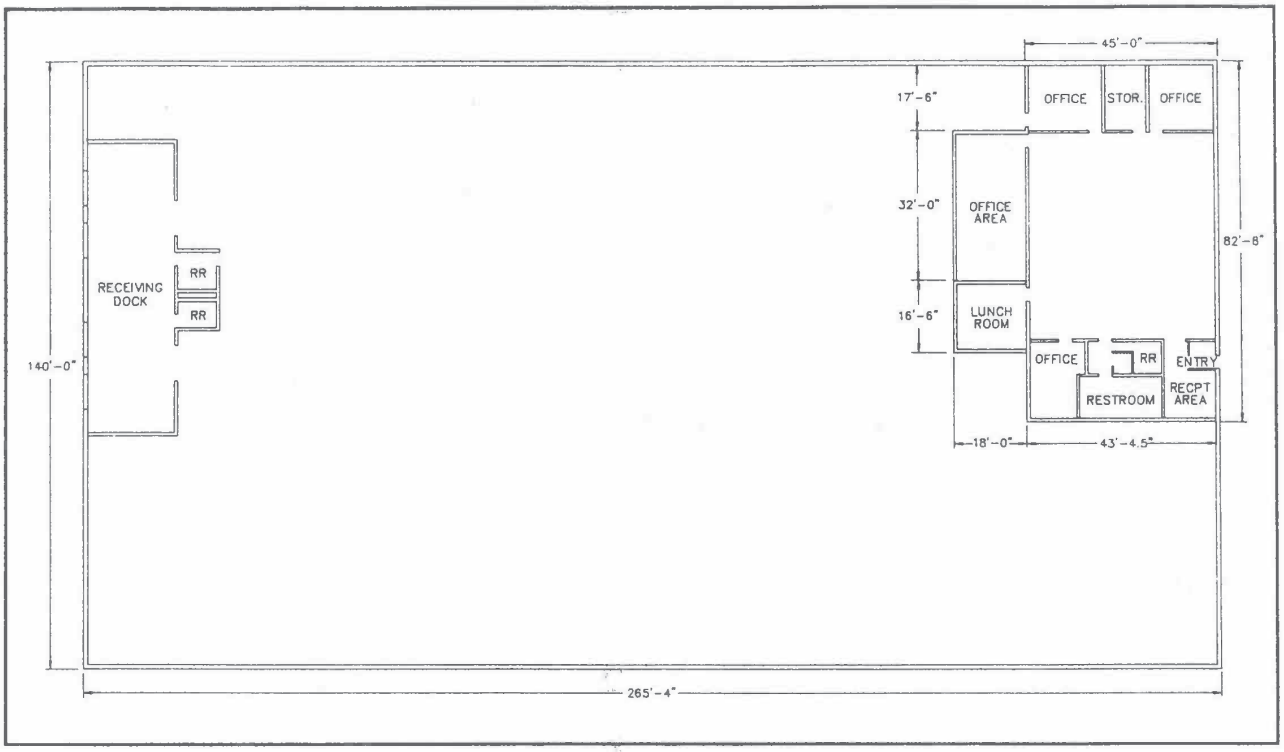
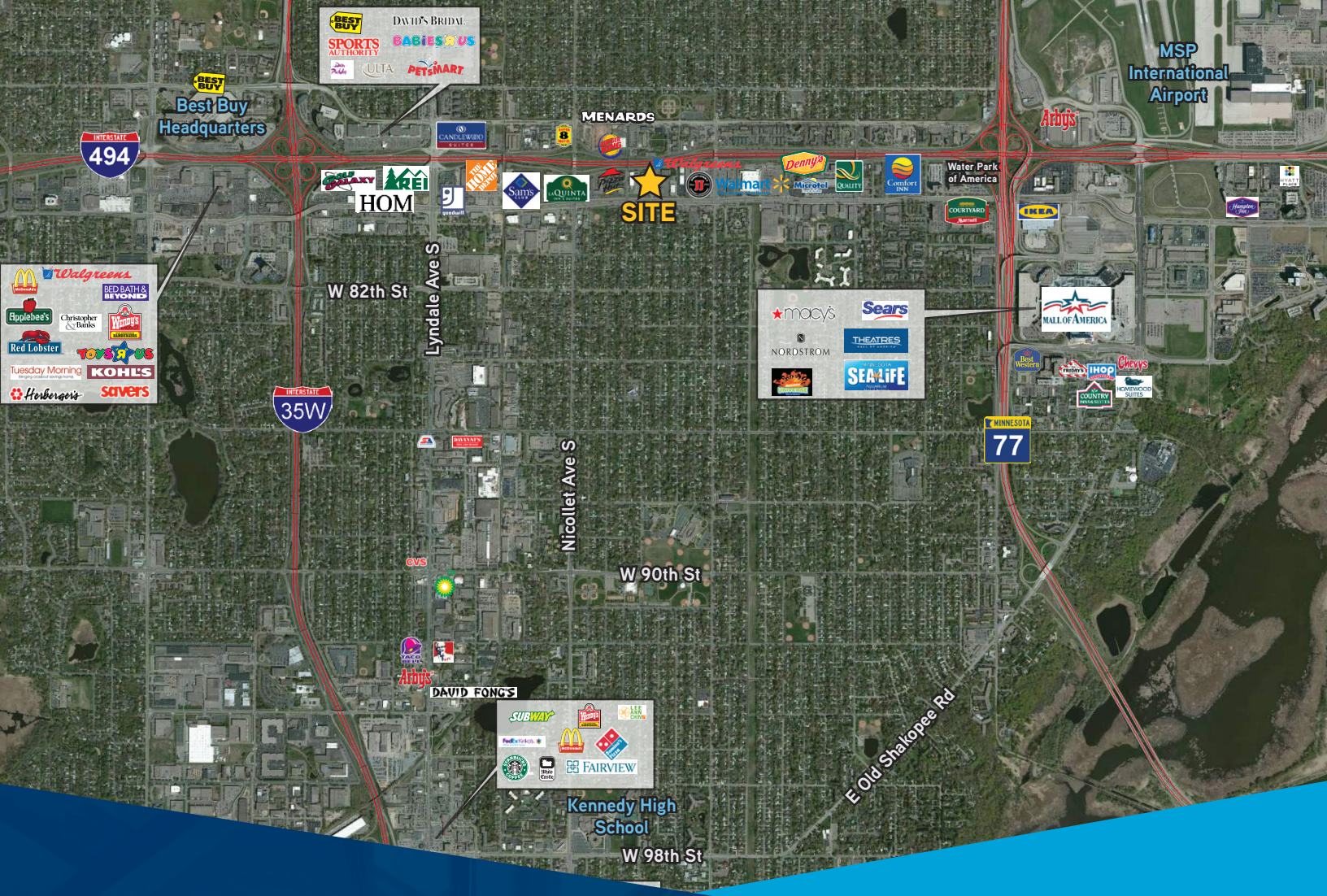
209 EAST 78TH STREET › FLOOR PLAN & AERIAL



*Plan shows only a portion of existing office area



209 EAST 78TH STREET › AERIAL

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