

WAREHOUSE/OFFICE SPACE FOR LEASE >

Lyndale Distribution Center I-III

300-400 West 86th Street | Bloomington, MN



Accelerating success.



BUILDING AMENITIES

- > Quality office/warehouse building
- > 21-24' clear height
- > Convenient access to I-35W and I-494
- > Ideal distribution space
- > Active Rail - The Minneapolis, Northfield and Southern Railway
- > Demo prep complete (New LED lighting, paint, bathrooms)
- > New asphalt and paint - Completed Fall 2018

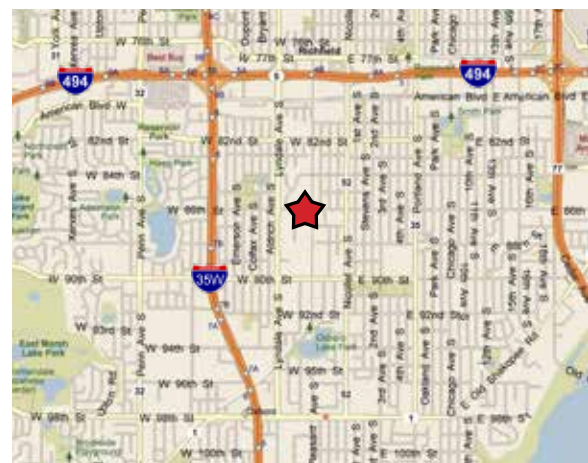
CONTACT US >

Jason Simek
952 897 7898

jason.simek@colliers.com

Peter Mork J.D.
952 897 7772

peter@capitalpartnersmn.com



Owned by:



LYNDALE DISTRIBUTION CENTER I-III > FOR LEASE

PROPERTY ADDRESS:

300-400 W 86th Street | Bloomington, MN

PARKING:

200 (1.1/1,000)

CURRENTLY AVAILABLE, BUILDING II:

Suite 316:

16,786 SF Warehouse

978 SF Office

978 SF Mezzanine

18,742 SF Total

Suite 318 (available July, 2019):

8,077 SF Warehouse

814 SF Office

902 SF Mezzanine

9,793 SF Total

Suites 316 + 318 combined:

24,863 SF Warehouse

1,792 SF Office

980 SF Mezzanine

28,535 SF Total

CLEAR HEIGHT:

21' - 24'

LOADING

Four (4) Dock Doors

Two (2) Drive-in Doors

LEASE RATES:

\$9.00 PSF - Office

\$4.75 PSF - Warehouse

\$3.00 PSF Gross - Mezzanine if used (if not used, free)

2018 EST CAM & REAL ESTATE TAX:

\$2.85 PSF

NOW COMPLETE:

- New LED lighting
- White walls
- Demo prep complete
- Updated restrooms



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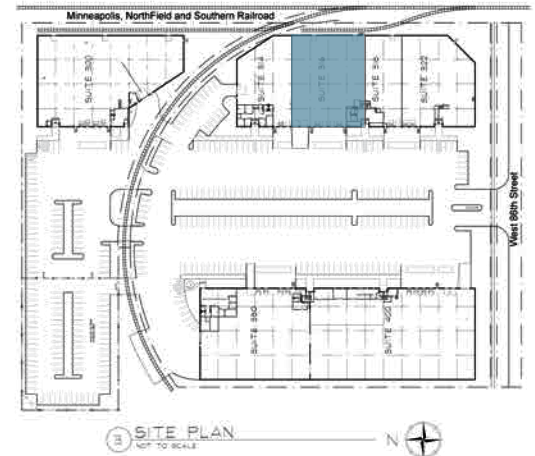
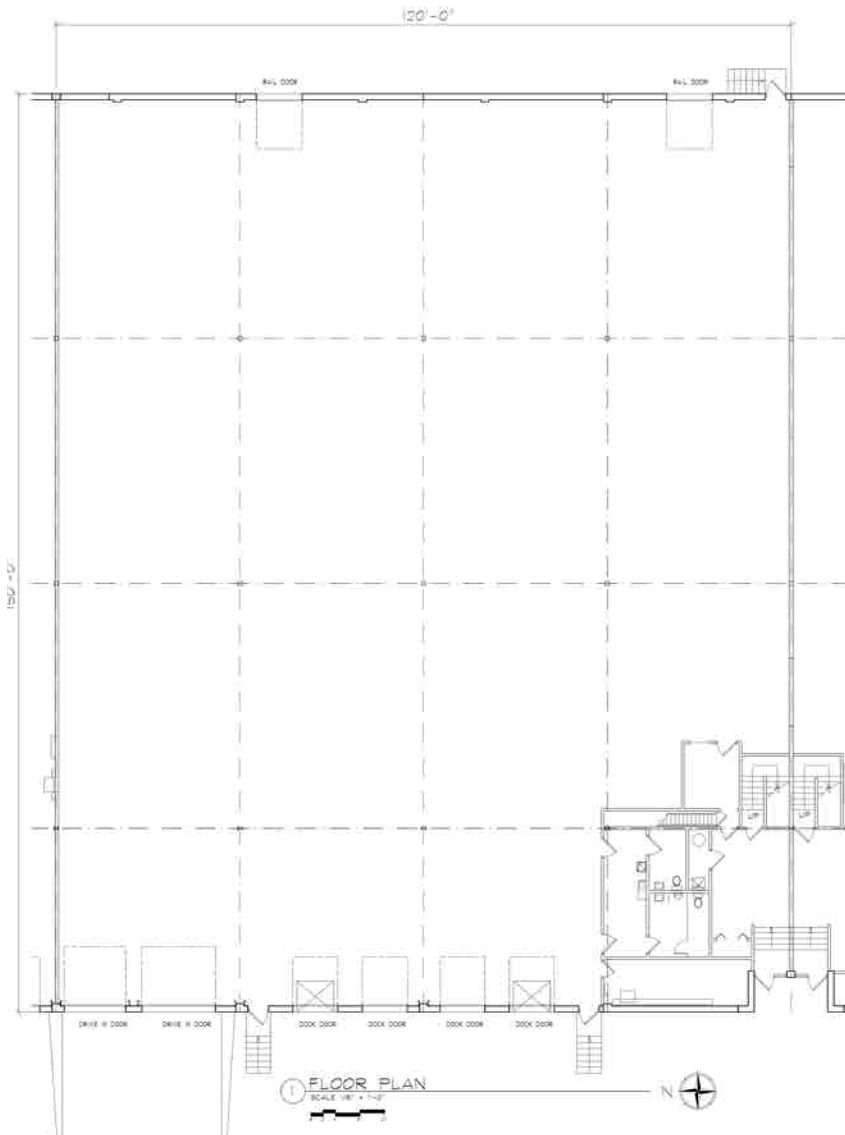
SUITE 316 FLOOR PLAN >

LYNDALE DISTRIBUTION CENTER, BUILDING II

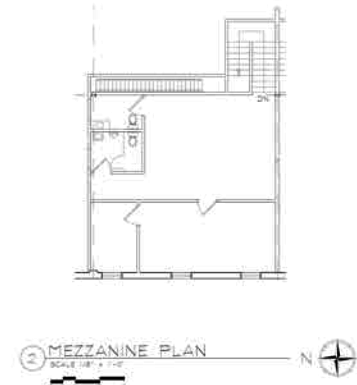
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BUILDING DATA	
TOTAL BUILDING AREA	60,337 SF
TOTAL PARKING	89
TYPICAL STRUCTURAL BAY	30' x 40'
CLEAR HEIGHT	21'
TENANT DOCK DOORS	13
TENANT DRIVE IN DOORS	4
RAIL DOORS	2
GROUND FLOOR OFFICE AREA	978 SF
MEZZANINE AREA	928 SF
GROUND FLOOR WAREHOUSE AREA	16,786 SF
TOTAL TENANT AREA	18,692 SF



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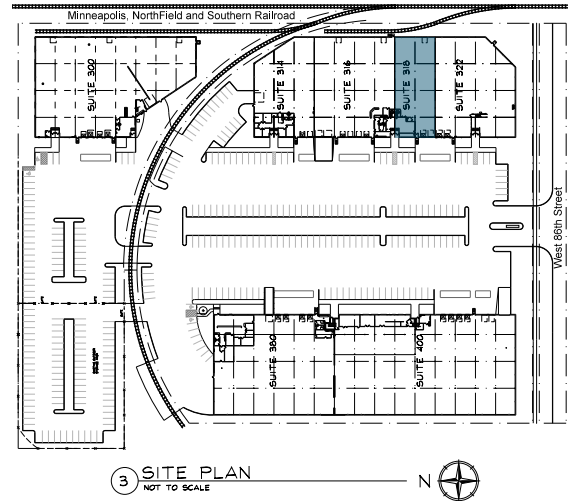
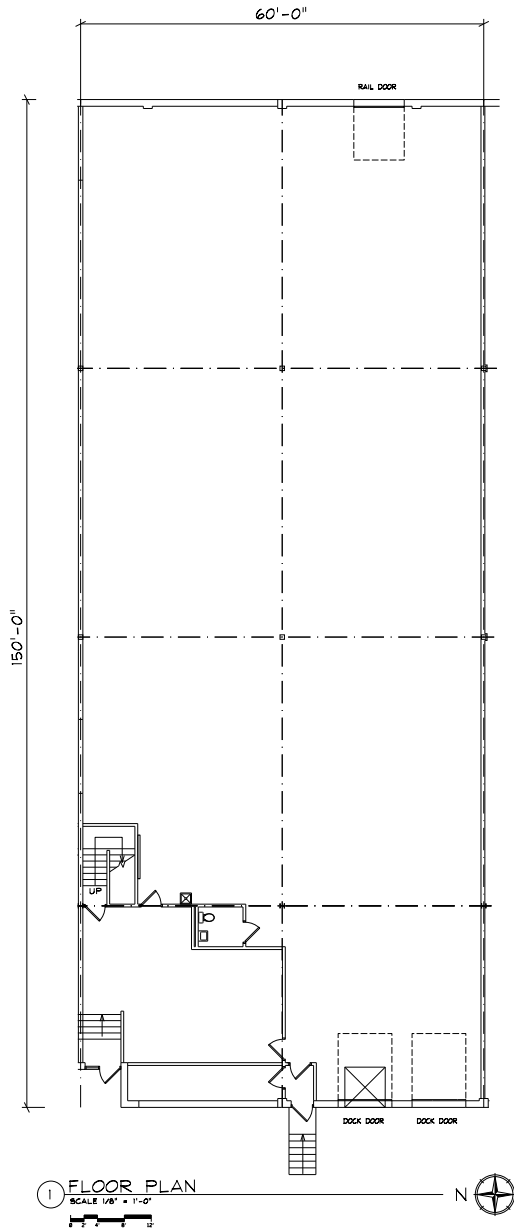
SUITE 318 FLOOR PLAN >

LYNDALE DISTRIBUTION CENTER, BUILDING II

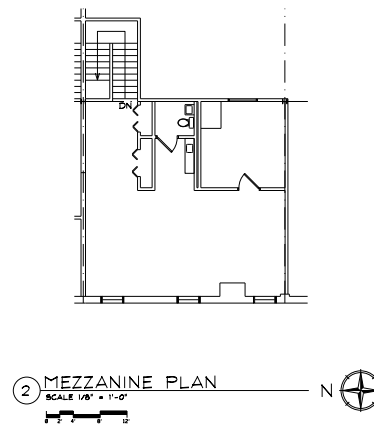
300-400 W 86th Street | Bloomington, MN



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BUILDING DATA	
TOTAL BUILDING AREA.....	60,337 SF
TOTAL PARKING.....	99
TYPICAL STRUCTURAL BAY.....	30' x 40'
CLEAR HEIGHT.....	21'
TENANT DOCK DOORS.....	2
TENANT DRIVE IN DOORS.....	0
RAIL DOORS.....	1
GROUND FLOOR OFFICE AREA.....	814 SF
MEZZANINE AREA.....	902 SF
GROUND FLOOR WAREHOUSE AREA.....	8,077 SF
TOTAL TENANT AREA.....	9,793 SF



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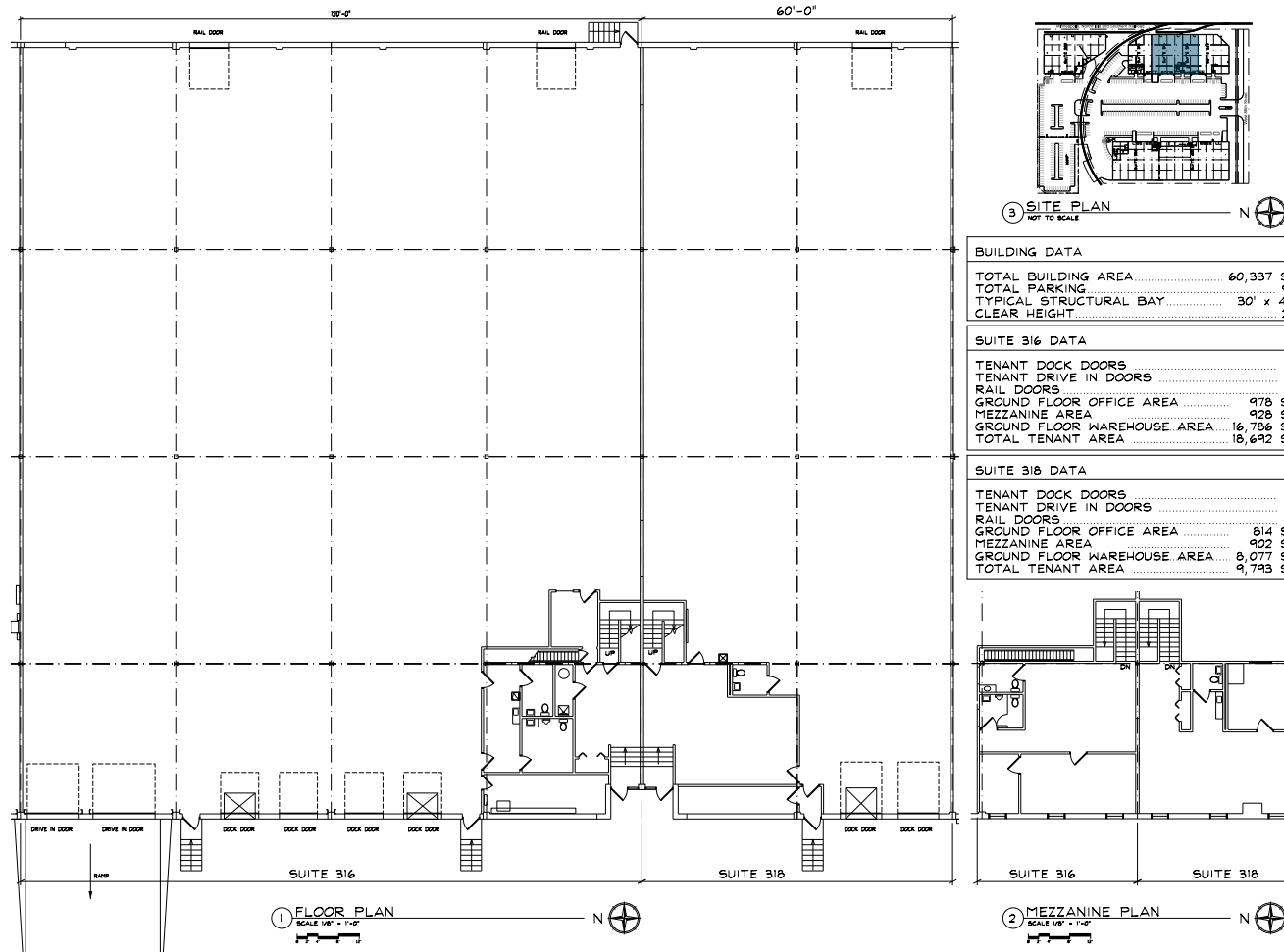
SUITES 316 + 318 FLOOR PLAN >

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