

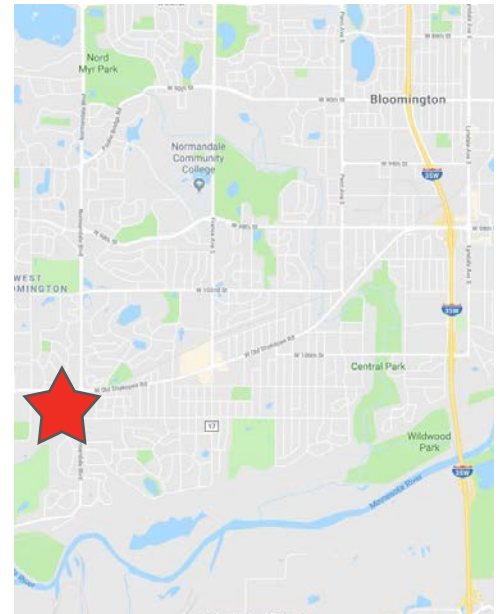
OFFICE/WAREHOUSE SPACE FOR LEASE >

# Minnesota Valley Building

10800 Normandale Blvd | Bloomington, MN 55437



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## SPACE FOR LEASE > OFFICE/WAREHOUSE

Quality 47,439 square foot office/warehouse building located at the intersection of Normandale Blvd & Old Shakopee Road in Bloomington available for lease. Building has well lit office/warehouse bays with great clear height and no columns.

## BUILDING AMENITIES

- > Quality 47,439 square foot office/warehouse
- > 18' clear height
- > Dock and drive-in loading
- > Immediate access and visibility to Old Shakopee Road
- > Minutes to area retail, hotels and restaurants
- > Visible by 29,800 vehicles per day
- > Significant capital and aesthetic improvements throughout

## CONTACT US >

Ryan Krzmarzick CCIM SIOR  
952 897 7746  
[ryan.k@colliers.com](mailto:ryan.k@colliers.com)

Eric Rossbach CCIM  
952 897 7872  
[eric.rossbach@colliers.com](mailto:eric.rossbach@colliers.com)





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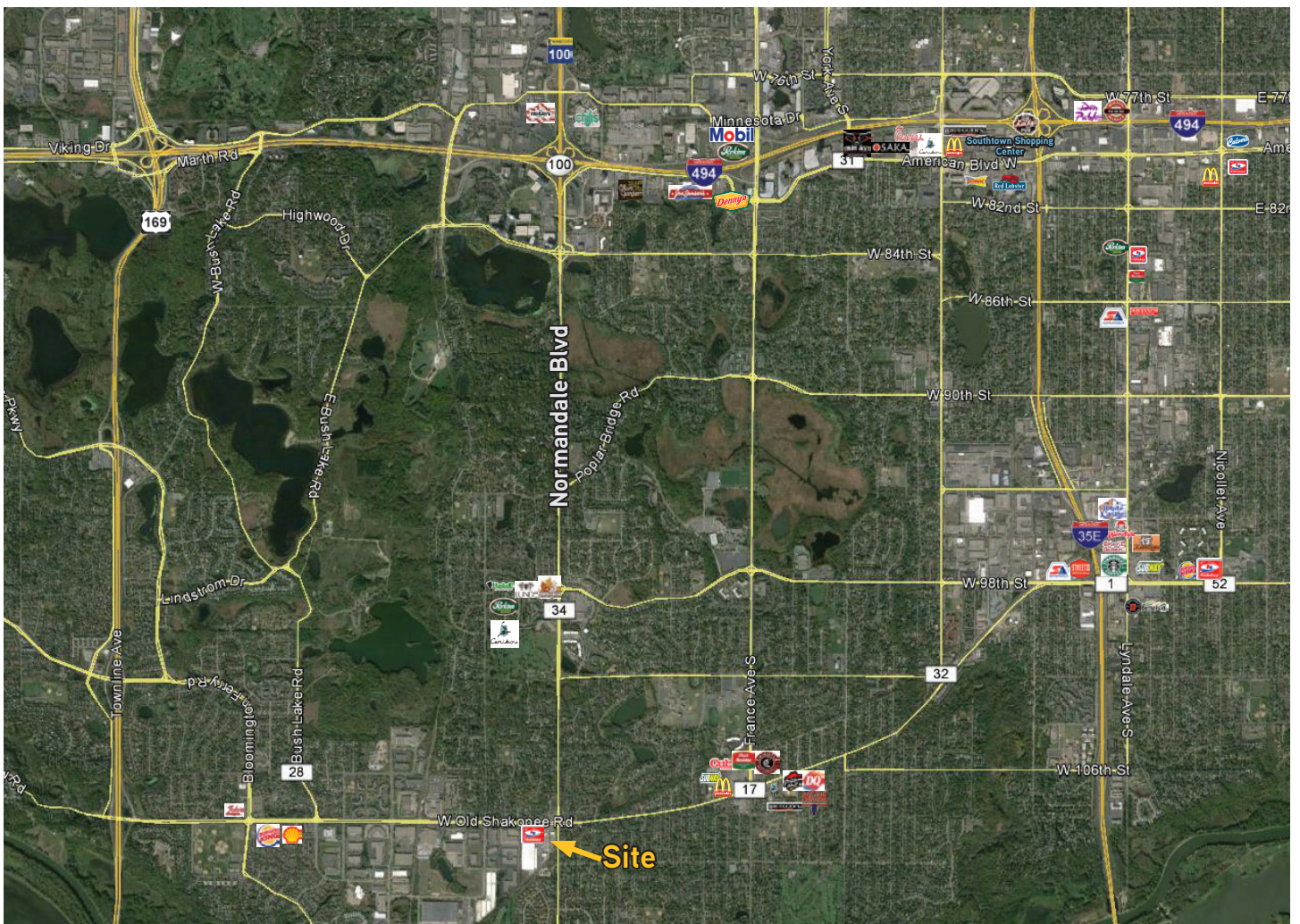
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## AMENITIES AERIAL



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**PROPERTY ADDRESS:**

10800 Normandale Blvd  
Bloomington, Minnesota

**BUILDING SQUARE FEET:**

47,439 square feet total

**LAND:**

3.59 acres

**YEAR BUILT:**

1980

**CEILING HEIGHT:**

18'

**ZONING:**

Industrial Park (IP & I-1)

**PID:**

3311621340005

**AMENITIES:**

- Outstanding location within minutes of Hwy 169, I-494 and I-35W
- Visibility to Old Shakopee Road and Normandale Boulevard

**NET RENTAL RATES:**

\$8.50 psf office

\$4.50 psf warehouse



**AVAILABLE OFFICE:**

**Suite 102**

165-346 SF

\*Square feet comprised of usable and common area

**Suite 103-B**

898 SF

**Suite 104**

272 SF

**Suite 108**

467 SF

**Suite 110**

205 SF

**Suite C**

222 SF

**Suite E**

170 SF

**2018 EST. CAM & RE TAX OFFICE SPACE:**

\$1.73 psf CAM

\$1.38 psf Tax

\$3.11 psf Total

\*includes utilities and janitorial

**FOR LEASING INFORMATION, CONTACT:**

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Colliers International | Minneapolis-St. Paul  
4350 Baker Road, Suite 400, Minnetonka, MN 55343

[www.colliers.com/msp](http://www.colliers.com/msp)



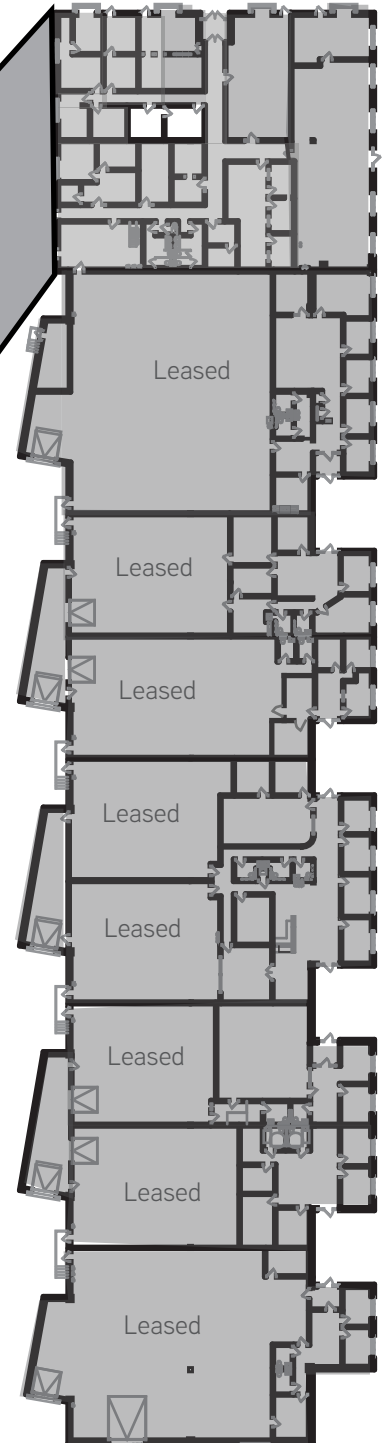
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# FLOOR PLAN >

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