

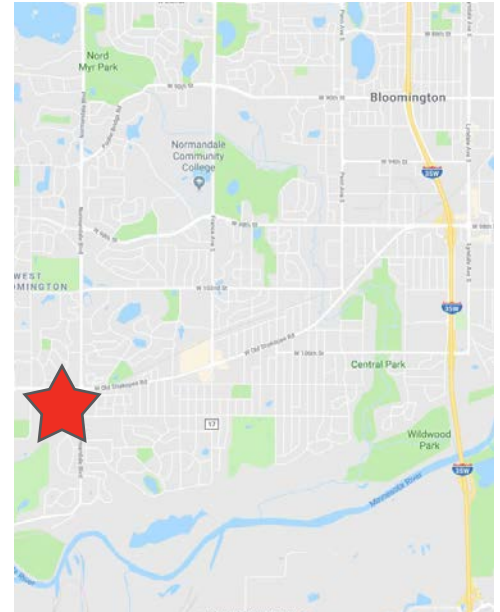
OFFICE/WAREHOUSE SPACE FOR LEASE >

Minnesota Valley Building

10800 Normandale Blvd | Bloomington, MN 55437



Accelerating success.



SPACE FOR LEASE > OFFICE/WAREHOUSE

Quality 47,440 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 47,440 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 >

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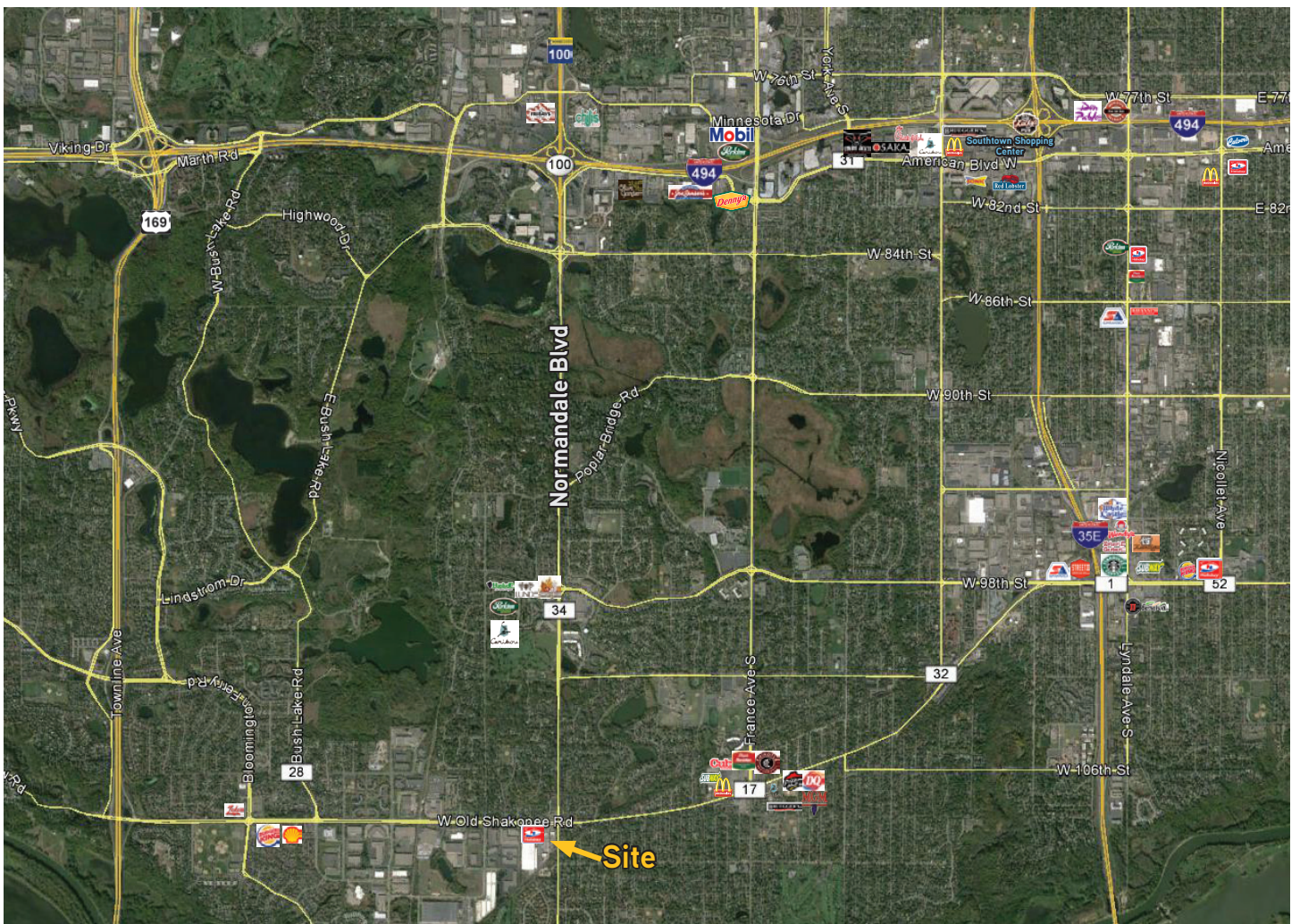


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AMENITIES AERIAL



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PROPERTY ADDRESS:

10800 Normandale Blvd
Bloomington, Minnesota

BUILDING SQUARE FEET:

47,440 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

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:

\$1.69 psf CAM

\$3.14 psf Op Ex

\$1.38 psf Tax

\$6.21 psf Total

*includes utilities and janitorial

*Square feet comprised of usable and common area

FOR LEASING INFORMATION, CONTACT:

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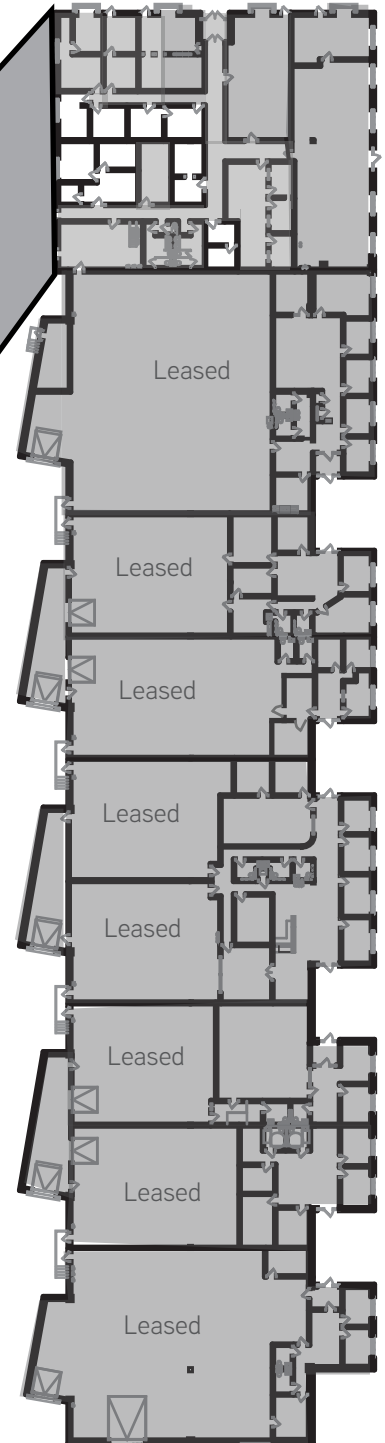
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FLOOR PLAN >

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