

BULK WAREHOUSE SPACE FOR SALE OR LEASE >

Nesbitt Distribution Center

6150 110th St W | Bloomington, MN 55438



Accelerating success.



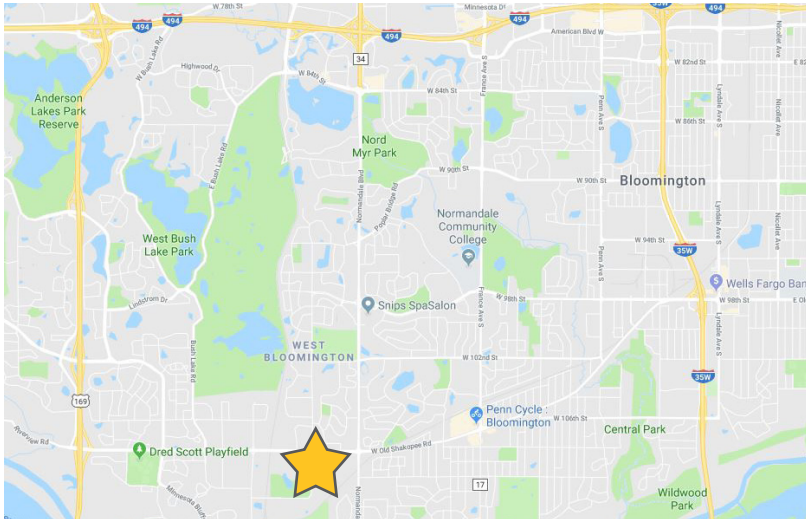
CONTACT US >

Eric Rossbach CCIM
952 897 7872
eric.rossbach@colliers.com

BULK WAREHOUSE SPACE FOR SALE OR LEASE >

Nesbitt Distribution Center

6150 W 110th St | Bloomington, MN 55438



BUILDING HIGHLIGHTS

BUILDING SIZE

115,200 SF

AVAILABLE

2,697 SF Office (Additional 1,628 SF Mezzanine Office)

83,703 SF Warehouse

86,400 SF Total

Divisible to 38,400

***Available June 1, 2019**

LOADING

Twelve (12) Dock doors

Three (3) Drive-in doors

Additional grade-level drive-in doors could be added on north and east sides

SALE PRICE

Negotiable

NET RENTAL RATES

\$9.00 PSF office

\$4.50 PSF warehouse

SITE SIZE

Approximately 7.64 acres*

*Owner is currently separating the building onto its own tax parcel as shown on last page

YEAR BUILT

1995

SPRINKLER

ESFR

FLOOR THICKNESS

6"

CLEAR HEIGHT

32'

DIMENSIONS

40' X 40' column spacing

240' building depth

ELECTRICAL

800 AMP, 480/277 Volt, 3-phase

HVAC

Radiant heat in warehouse

2018 (est) CAM & RE TAXES

\$1.54 PSF RE Taxes

\$1.23 PSF CAM

\$2.77 PSF Total

PARKING

- 114 surface stalls

- *Ability to add 55 on north side

- 10-15 off-dock trailer stalls

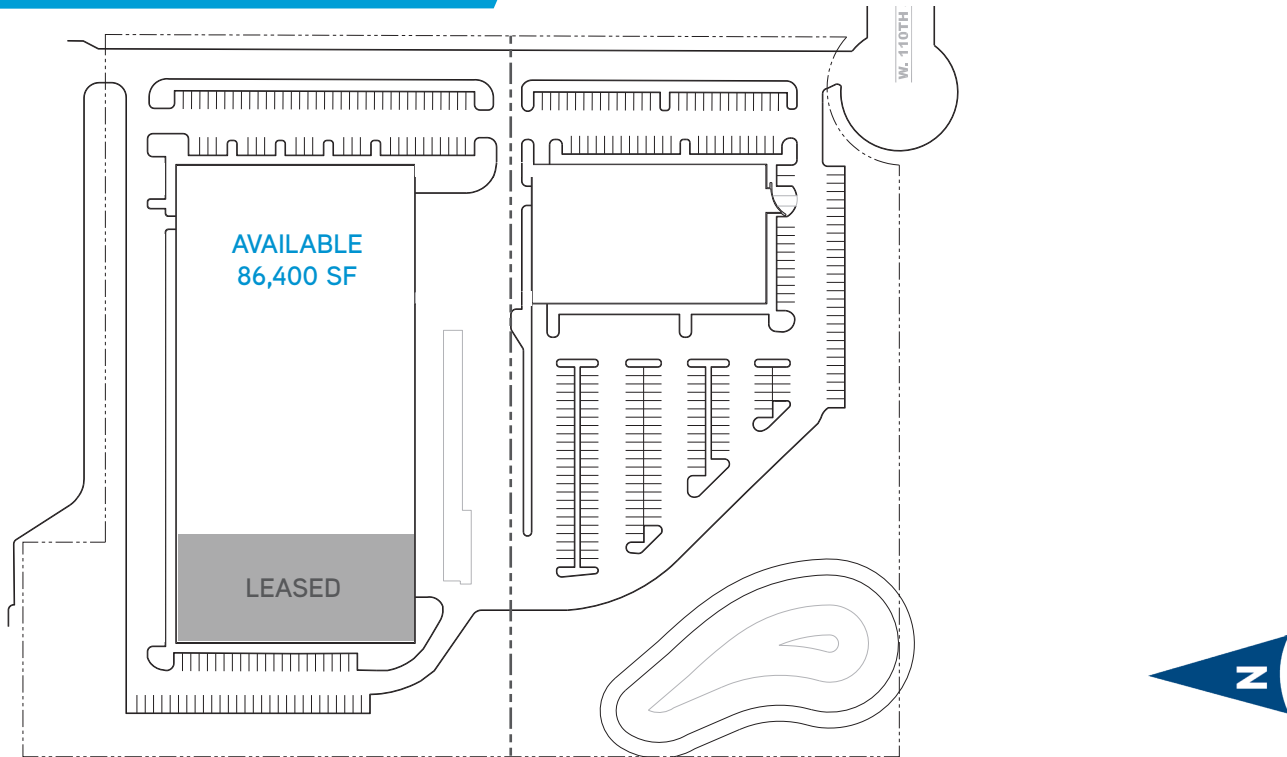
AMENITIES

- > Convenient access to I-35W and Hwy 169 via Old Shakopee Rd

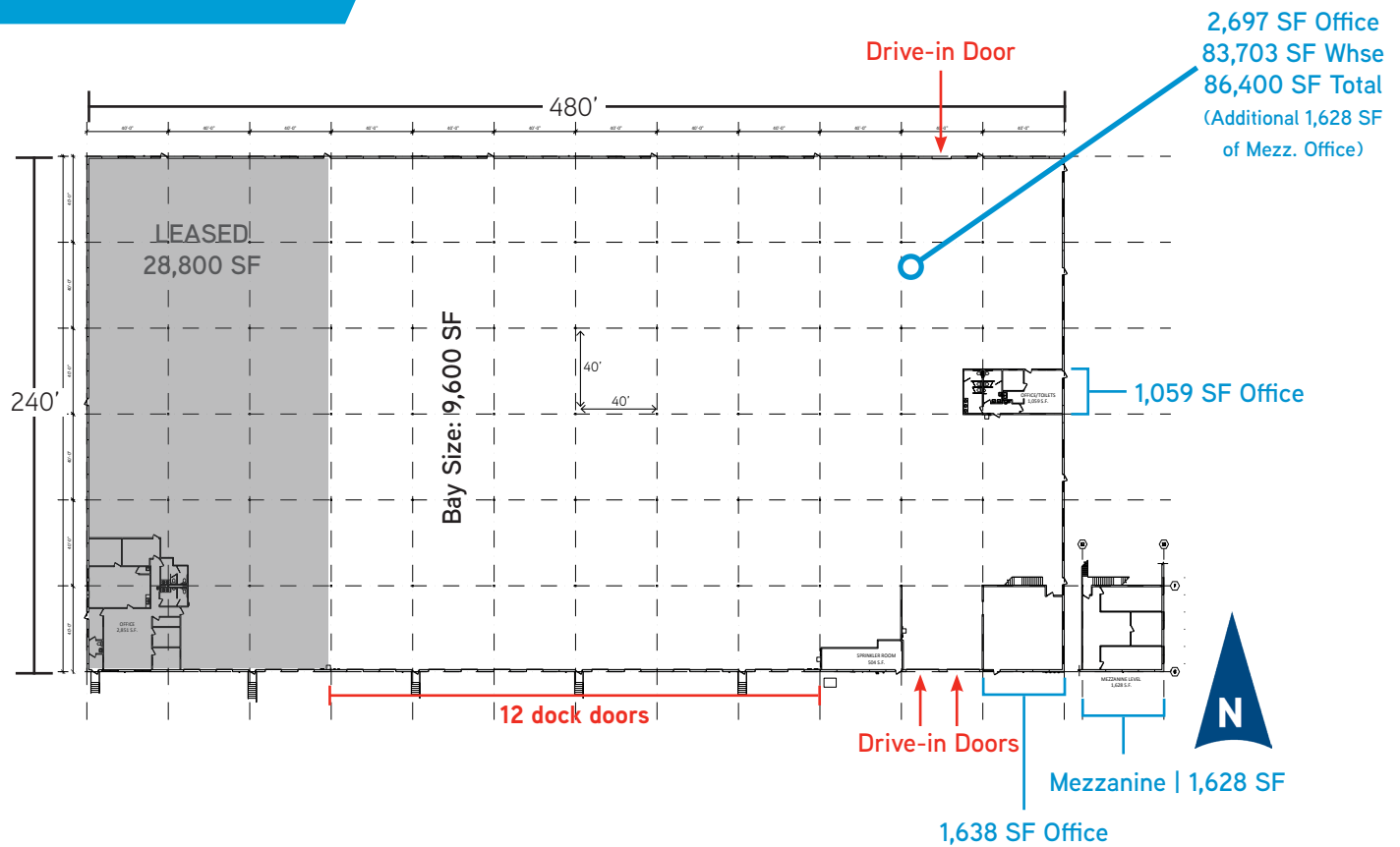
- > On-building and monument signage available

- > Dock and drive-in loading

Site Plan | Total Building 115,200 SF



Floor Plan





*See pg 2 for details on parcel.

NESBITT DISTRIBUTION CENTER > AERIAL



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

colliers.com/msp

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