



Suite 7940

## Industrial Space For Lease

**EXCELLENT INTERSTATE ACCESS**

# Lariat Business Center I

7900-7940 SOUTH 12TH AVE | BLOOMINGTON, MINNESOTA 55425

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## INDUSTRIAL SPACE FOR LEASE

# Lariat Business Center I

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### DOCK PHOTO



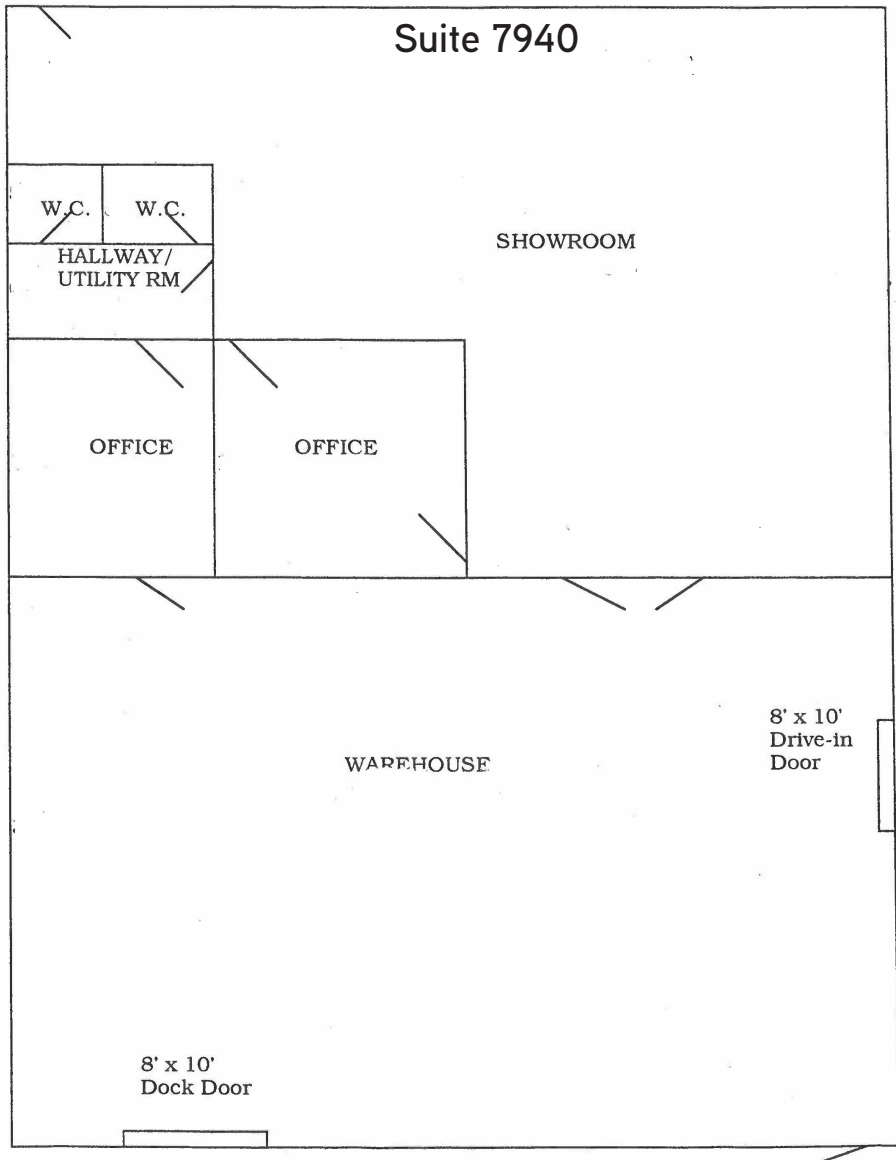
## Property Description

Hard to find small bay space in Bloomington. Great access to major thoroughfares and just minutes from the Minneapolis-St. Paul International Airport.

## Highlights

- > Great location with access to I-494 and I-35W
- > 9 minutes to MSP International airport
- > Local ownership

# FLOOR PLAN



## Building Size

19,574 SF

## 2018 CAM/Tax

\$3.50 psf Total

## Available

Suite 7940

1,919 SF Office

1,868 SF Warehouse

**3,787 SF Total**

- One (1) Dock Door
- One (1) Drive-in Door

## Clear Height

14'

## Zoning

Freeway Development

## Net Rental Rates

\$8.50 psf - Office

\$4.50 psf - Warehouse





## Amenities Aerial



## Contact Us

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