

OFFICE/WAREHOUSE SPACE > FOR SALE OR LEASE

# Nesbitt Industrial

6100 110th Street West | Bloomington, MN 55438



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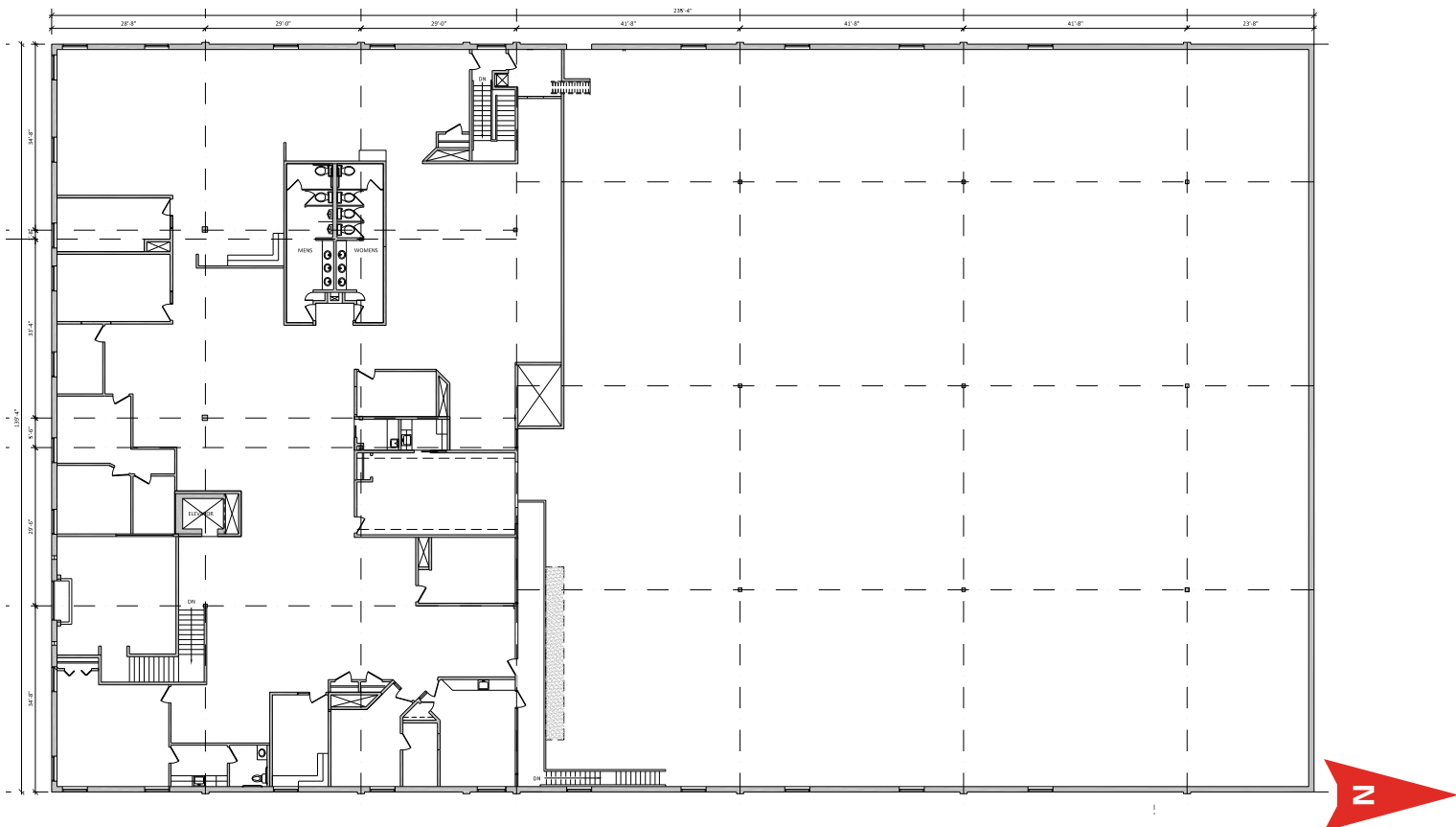


## CONTACT US

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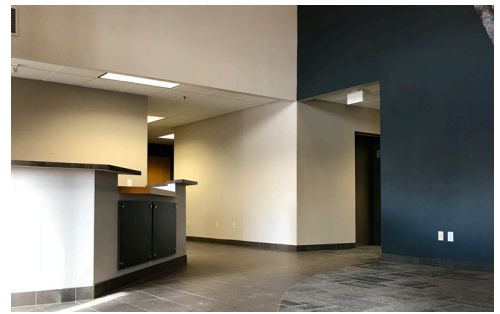


Additional docks can be added



## NESBITT INDUSTRIAL > PROPERTY HIGHLIGHTS

Building Address	6100 110th Street W, Bloomington, MN 55438
Building Size	44,977 SF
Available	23,288 SF of office (11,644 SF across two floors) 21,689 SF of air-conditioned warehouse 44,977 SF Total
Sale Price	Negotiable
Net Rental Rates	\$9.75 psf office \$4.75 psf warehouse
Year Built	1995
Floor Thickness	4"
Clear Height	24'
Electrical	1600 amp, 120/208 volt, 3-phase 1200 amp, 277/480 volt, 3-phase *Additional back-up generator available
Parking	221 surface stalls
Site Size	Approximately 5.82 acres* *Owner is currently separating the building onto its own tax parcel as shown on aerial.
2018 (est.) CAM & RE Taxes	\$3.49 psf
Sprinkler Specifications	Standard heads <b>Piping:</b> Mixture of schedule 10 and schedule 40 black pipe and some XL piping <b>Design:</b> 0.15/1500 in warehouse and .10/1500 in office area
Loading	One (1) dock door Two (2) drive-ins *Ability to add more
Highlights	> 100% air conditioned > Elevator > On-building and monument signage available



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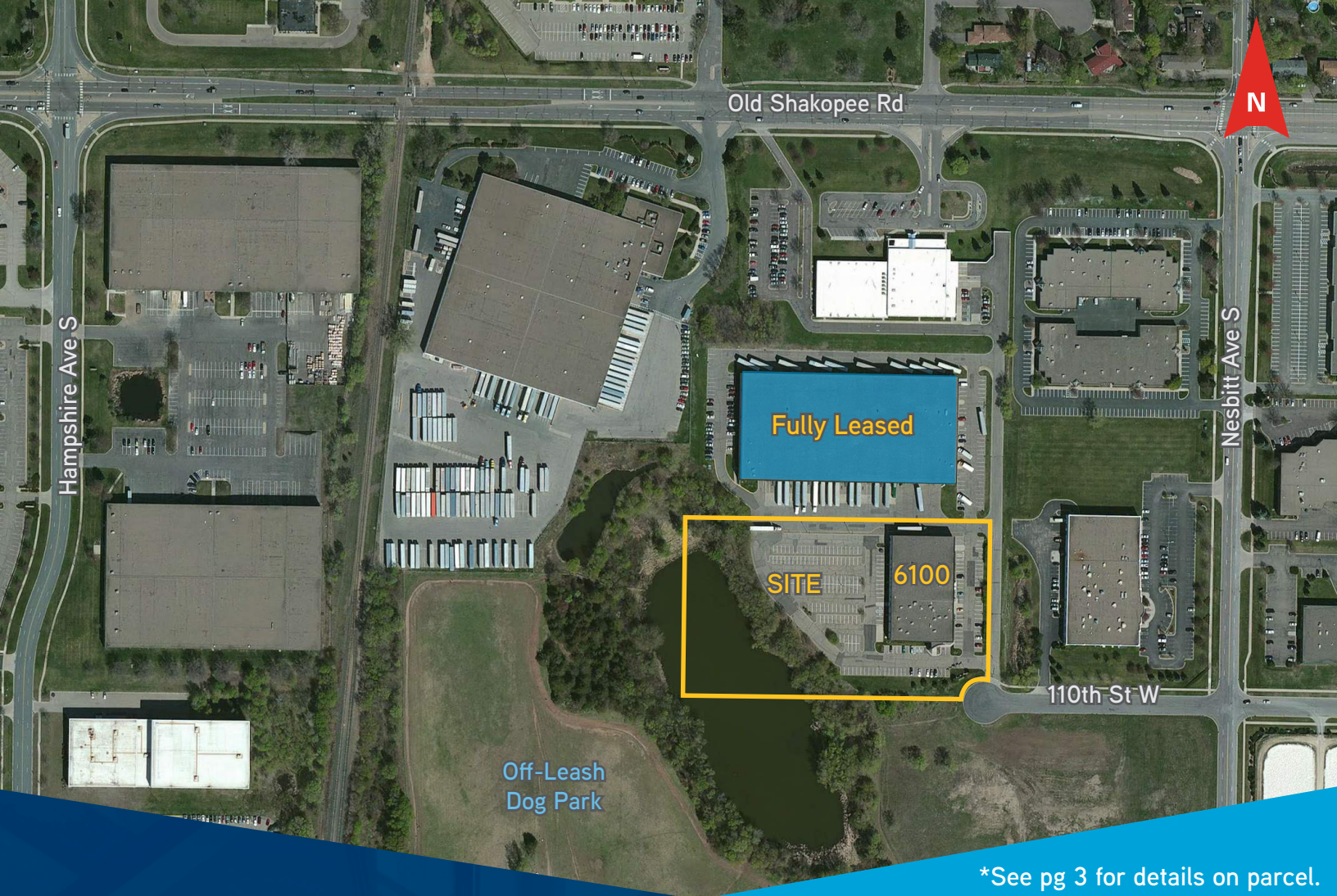
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\*See pg 3 for details on parcel.

## NESBITT INDUSTRIAL > AERIAL

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