

OFFICE/WAREHOUSE SPACE > FOR SALE OR LEASE

Nesbitt Business Center

6100 110th Street West | Bloomington, MN 55438



Accelerating success.



CONTACT US >

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Nesbitt Business Center

6100 110th Street West | Bloomington, MN 55438

BUILDING HIGHLIGHTS

BUILDING ADDRESS

6100 110th Street W,
Bloomington, MN 55438

BUILDING SIZE

44,977 SF*

*Building can be expanded

AVAILABLE

Current Configuration:

23,288 SF Office (11,644 SF
across two floors)

21,689 SF Air-Conditioned
Warehouse

44,977 SF Total*

*Divisible to 33,333 SF

Concept Layouts:

- Main Level – 33,333 SF Total
As little as 5,000 SF office;
remainder warehouse
- Entire building 100% office

SALE PRICE

Negotiable

NET RENTAL RATES

\$10.00 PSF office

\$4.95 PSF warehouse

YEAR BUILT

1995

LOADING

One (1) Dock door*

Two (2) Grade-level Drive-in
doors*

*Ability to add more

SITE SIZE

Approximately 5.82 acres*

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

CLEAR HEIGHT

24'

PARKING

221 surface stalls

(4.91/1,000 SF on 44,977 SF)

(6.63/1,000 SF on 33,333 SF)

ELECTRICAL

1600 amp, 120/208 volt, 3-phase

1200 amp, 277/480 volt, 3-phase

*Additional back-up generator
available

2018 (est) CAM & RE TAXES

\$3.49 PSF

SPRINKLER

Standard heads

Piping: Mixture of schedule 10 and
schedule 40 black pipe and some
XL piping

Design: 0.15/1500 in warehouse
and 0.10/1500 in office area

AMENITIES

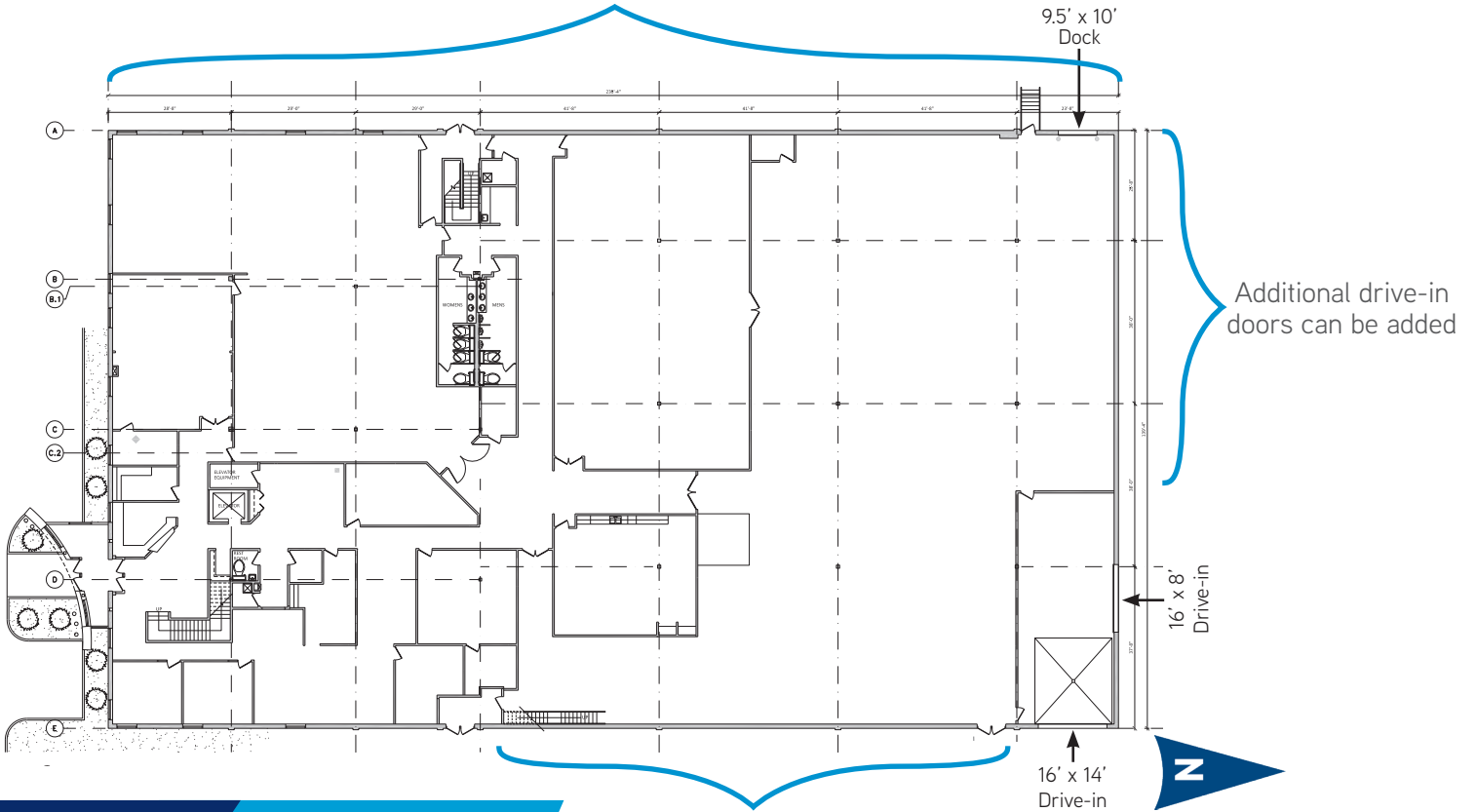
- > 100% air conditioned
- > Elevator
- > On-building and monument
signage available



First Floor

33,333 SF

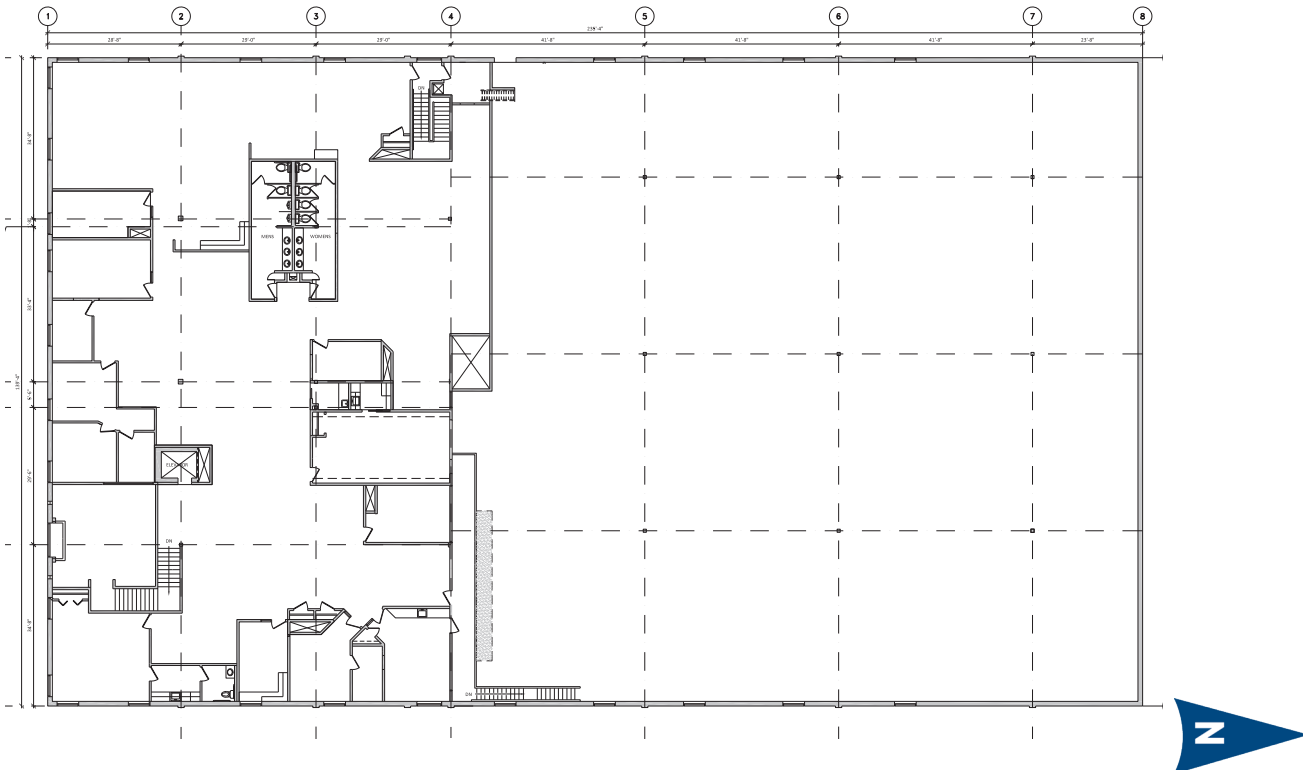
Additional docks or drive-ins can be added



Second Floor

11,644 SF

Additional drive-in doors can be added here





*See pg 2 for details on parcel.

NESBITT BUSINESS CENTER > AERIAL



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