

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

6150 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

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

### SALE PRICE

Negotiable

### NET RENTAL RATES

\$9.75 PSF office

\$4.75 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

### FLOOR THICKNESS

4"

### CLEAR HEIGHT

24'

### PARKING

221 surface stalls

### 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

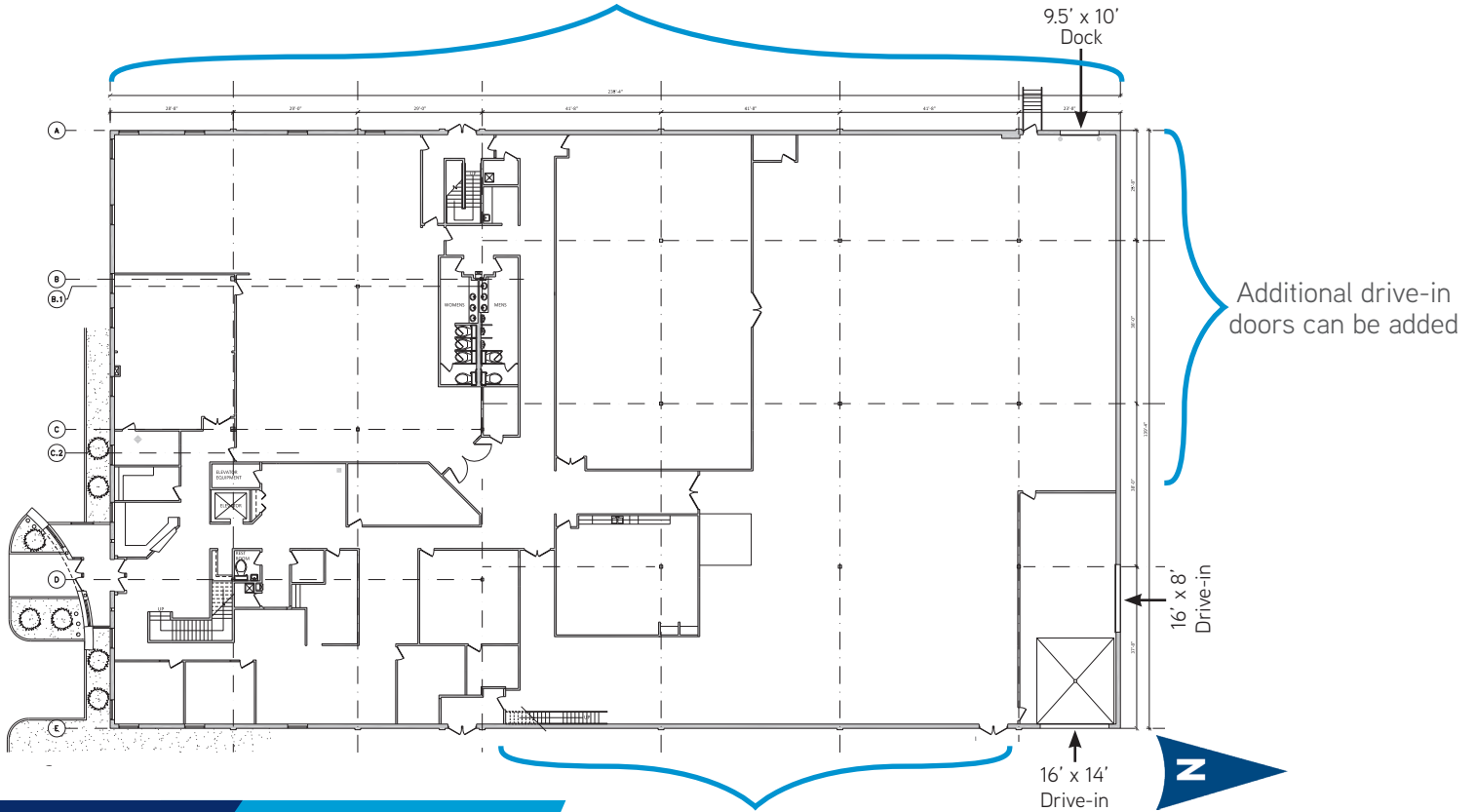
> On-building and monument  
signage available



## First Floor

33,333 SF

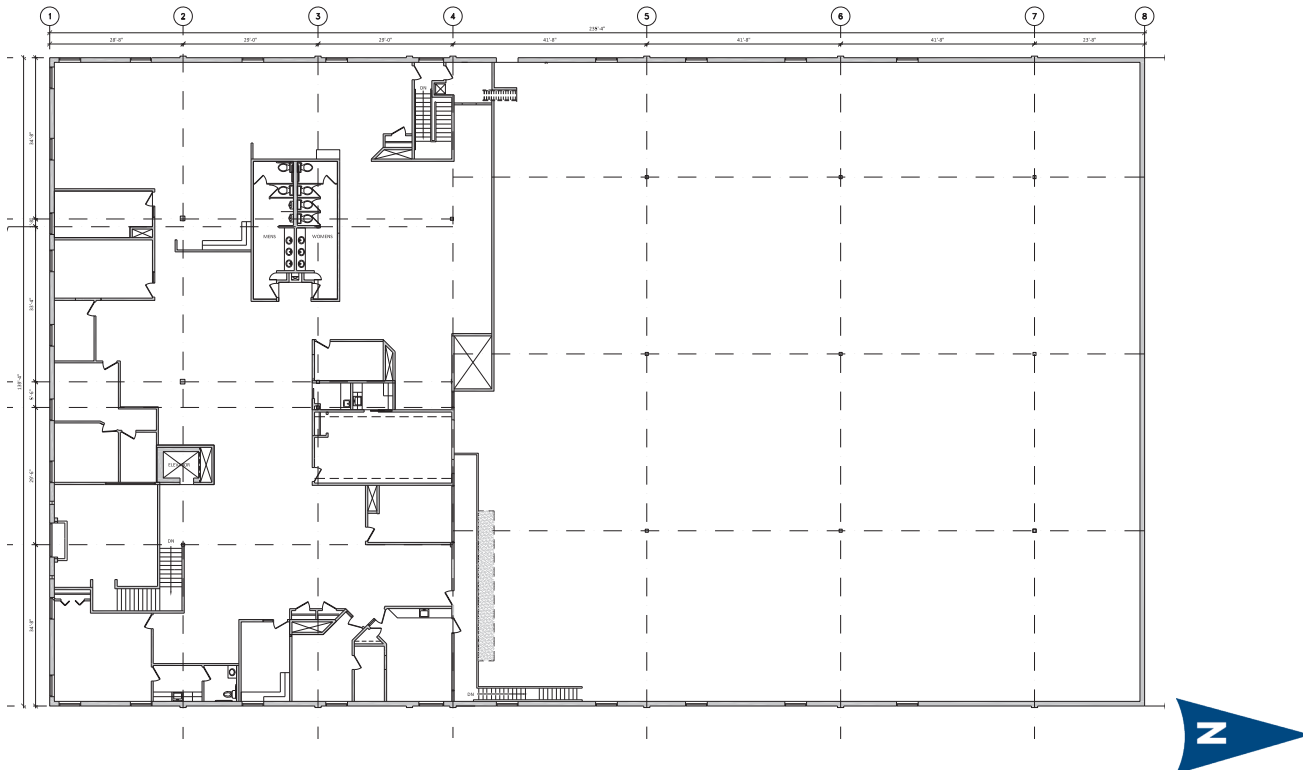
Additional docks or drive-ins can be added



## 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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