

FOR LEASE

2000 W 94TH ST

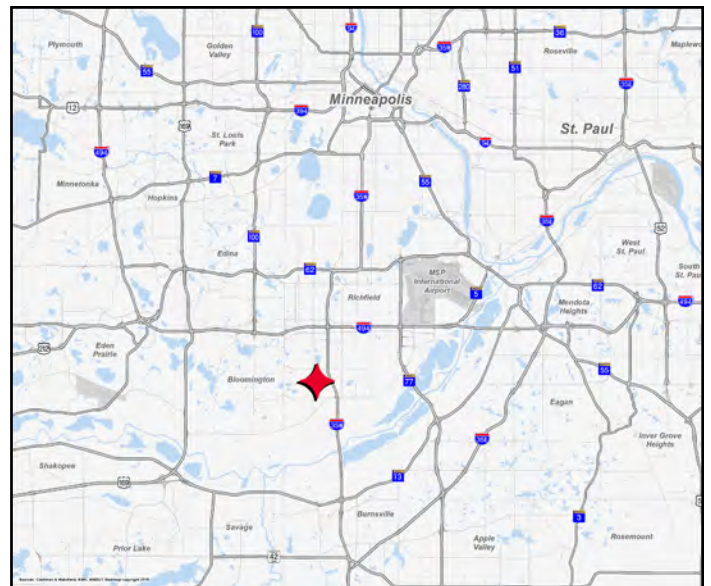
BLOOMINGTON, MINNESOTA



25,000 SF FOR LEASE

PROPERTY HIGHLIGHTS

- Great access to I-35W & I-494
- Visibility to 94th Street
- Many area amenities
- Dock loading
- Climate controlled warehouse
- Updated office space



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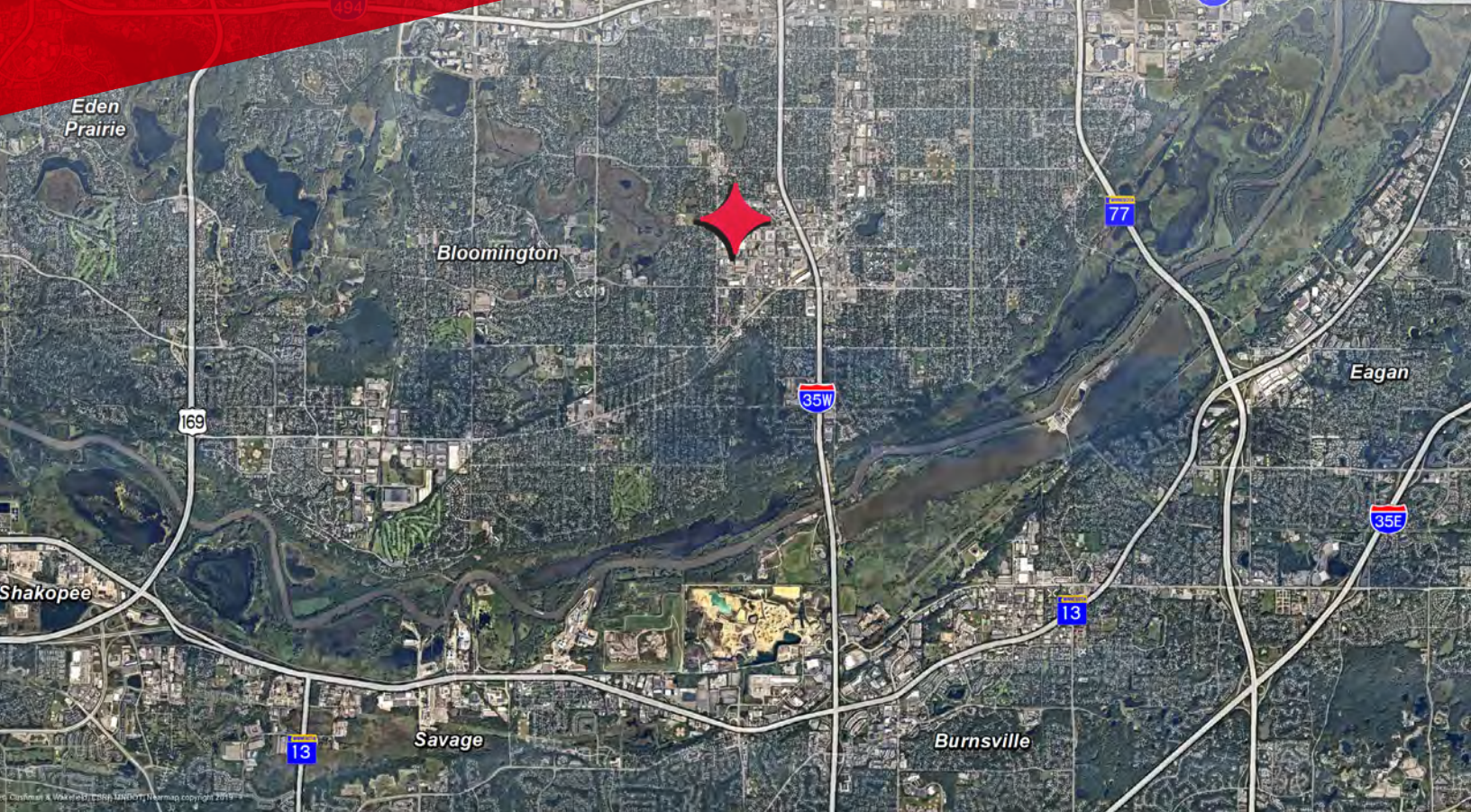


FOR LEASE

2000 W 94TH ST

BLOOMINGTON, MINNESOTA

25,000 SF AVAILABLE



PROPERTY FEATURES

BUILDING SIZE	101,575 SF
YEAR BUILT	1963 updated 2016
ZONING	I-2, Limited Industrial
LAND AREA	7.38 acres
CLEAR HEIGHT	14'
HVAC	Full A/C in office and warehouse
LIGHTING	T8 and LED
PARKING	Heavy

SPACE FEATURES

AVAILABLE SIZE	5,000 SF office <u>20,000 SF warehouse</u> 25,000 SF total
LOADING	3 docks (8' x 10') 2 docks (8' x 8' - delivery height 2')
LEASE RATES	\$9.50 PSF Office \$4.50 PSF Warehouse
2020 TAX & CAM	\$2.00 PSF TAX <u>\$1.00 PSF CAM</u> \$3.00 PSF TOTAL

FOR LEASE

2000 W 94TH ST

BLOOMINGTON, MINNESOTA

PROPERTY PHOTOS



FOR LEASE

2000 W 94TH ST

BLOOMINGTON, MINNESOTA

FLOOR PLAN

5,000 SF office
20,000 SF warehouse
25,000 SF total

