OFFICE/WAREHOUSE SPACE FOR LEASE ›

Continental Commerce Center

2001 W 94th Street | Bloomington, MN 55431



AVAILABLE DECEMBER 1, 2019

Eric Rossbach CCIM SIOR
952 897 7872
eric.rossbach@colliers.com

Bill Ritter CCIM SIOR
952 897 7743
bill.ritter@colliers.com

Colliers INTERNATIONAL
Accelerating success.

SITE INFORMATION

LOCATION:	2001 W 94th Street | Bloomington, MN
DESCRIPTION:	Office/Warehouse
BUILDING SF:	384,770 SF
SITE SIZE:	25.14 acres
ZONING:	I-2: Limited Industrial
YEAR BUILT:	1961

AVAILABLE SPACE

Suite B

964 SF office
53,913 SF warehouse
54,877 SF TOTAL

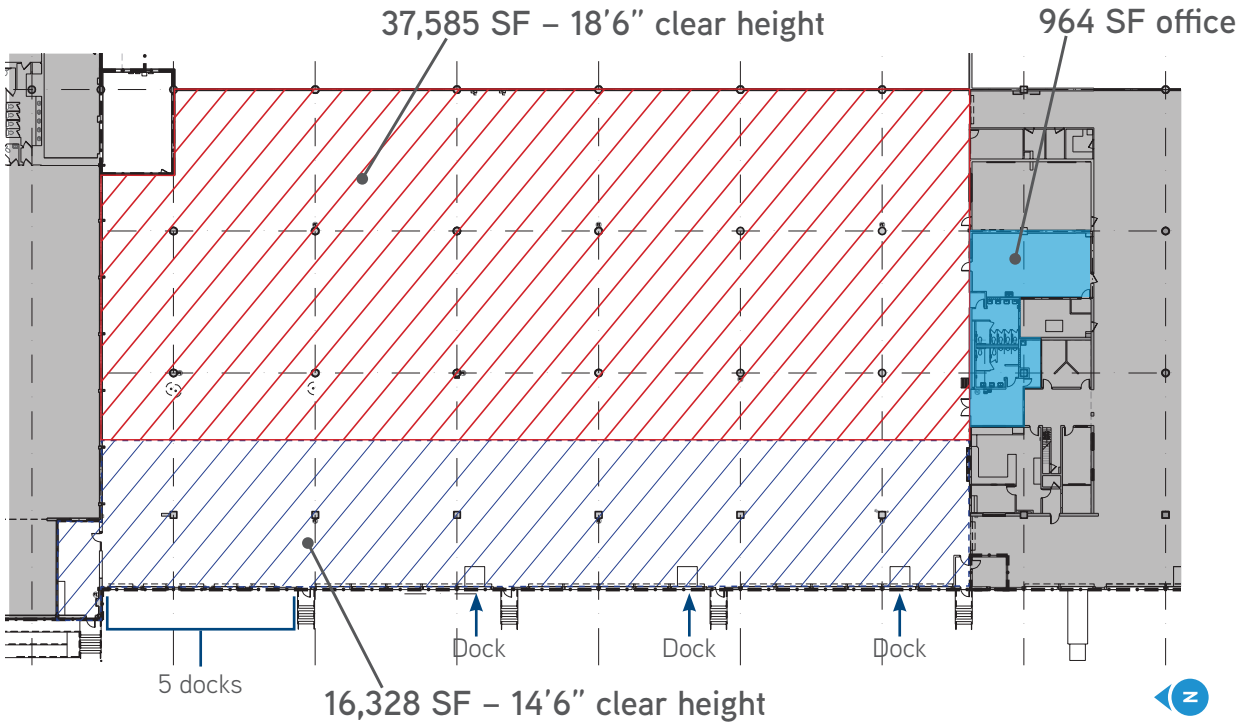
NET LEASE RATES

$9.50 PSF Office
$5.50 PSF Warehouse

CAM/REAL ESTATE TAX (est. 2019)

CAM	$1.01 PSF
Tax	$0.61 PSF
Total	$1.62 PSF Total

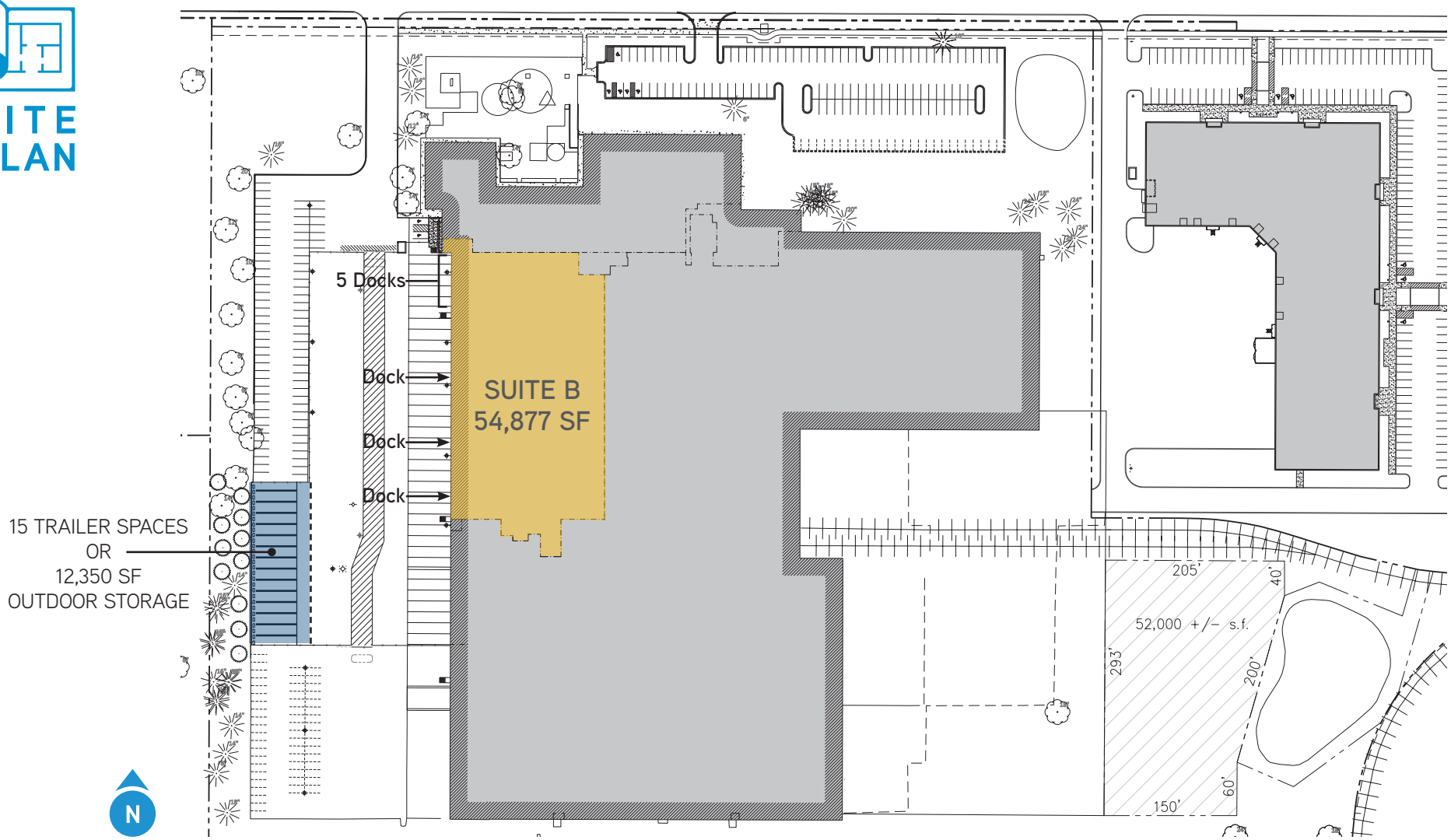
FLOOR PLAN – 54,877 SF TOTAL



SUITE B (AVAILABLE DECEMBER 1, 2019)

Loading	8 Dock Doors Existing (Ability to add 10 more for a total of 18)
Sprinkler System	ESFR
HVAC	100% air-conditioned
Clear Height	16,328 – 14'6" 37,585 – 18'6"
Lighting	T-8
Electrical	One (1) 200 amp One (1) 400 amp 120/240 & 460 volt
Off Dock Trailer stalls/outside storage	15 stalls or 12,350 SF (Potential for additional)

SITE PLAN


5 Docks
Dock
Dock
Dock
SUITE B
54,877 SF
15 TRAILER SPACES
OR
12,350 SF
OUTDOOR STORAGE
205'
40'
52,000 +/- s.f.
293'
200'
60'
150'
N


Available Space


Exit 7A – 94th Street
W 94th Street
Penn Avenue
James Avenue
35W





Colliers INTERNATIONAL

Accelerating success.

Eric Rossbach CCIM SIOR
952 897 7872
eric.rossbach@colliers.com

Bill Ritter CCIM SIOR
952 897 7743
bill.ritter@colliers.com

Colliers International | Minneapolis-St. Paul
4350 Baker Road, Suite 400, Minnetonka, MN 55343
colliers.com/msp