



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial
I-3 with Rail



BLOOMINGTON

I-3 Industrial with Rail

-  2.15 Acres
530 W. 86th Street, Bloomington, MN 55420
-  **Sales Price: \$1,399,000.00**



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Great Location



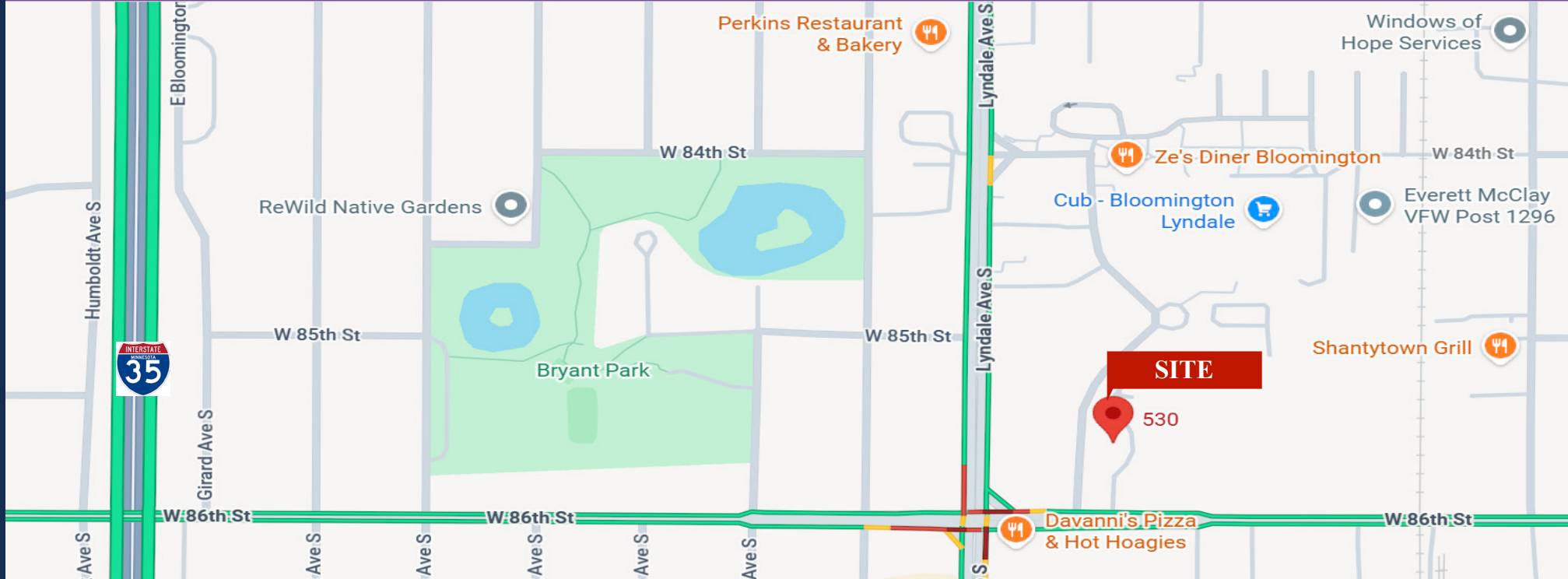
1 Mile to 35W



Center of Bloomington



600' of Rail



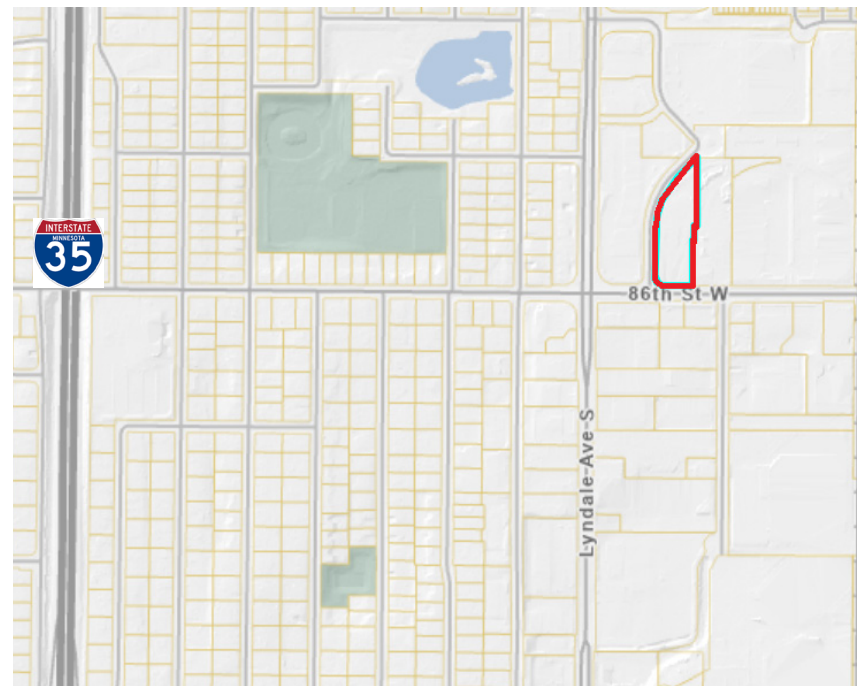
PROPERTY LOCATION

- * Great Location
- * Center of Bloomington
- * 1 Mile to 35W
- * Businesses in the Area:

Brickworks Supply Center, Sunburst Chemicals, Cub Foods, Yardscapes Inc, Brunk Minnesota, Anytime Fitness, Alside, Modern Metals Foundry, Griffin & CO and many more.

TRAFFIC COUNTS - 2025

- * Lyndale Ave S - 11,164 VPD
- * 86th St W - 5,374 VPD



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PROPERTY OVERVIEW

530 W. 86th St., Bloomington, MN

Sales Price

\$1,399,000.00

Lot Size	2.15 Acres
County	Hennepin
PID/2026 Taxes	0302724330017 / \$25,480.00
Zoned	I-3 General Industrial
Built	1956
Building Tenant	Single Tenant
Other	*Electrical: Heavy Power * Material Handling Silo with Rail Receiving Pit * 600' of Rail * Improved Gravel Yard * Drive on Scale Under Silo

PERMITTED USES

530 W 86th Street, Bloomington, Minnesota

I-3 General Industry District - Permitted Uses Summary

Zoning: I-3 General Industry

Bloomington describes the I-3 district as intended for areas of intense industrial development, including manufacturing, processing and assembly, warehouse/distribution, and large equipment supply and sales. These uses may require heavy truck and/or rail access.

Permitted Uses (P)

Use	I-3 Status
Regional/national brewery	Permitted (P)
Data center	Permitted (P)
Low-impact, high-technology manufacturing	Permitted (P)
Heavy machinery and equipment repair	Permitted (P)
Light machinery and equipment repair	Permitted (P)
Manufacturing	Permitted (P)
Makerspace	Permitted (P)
Printing and publishing	Permitted (P)
Research laboratories	Permitted (P)
Warehousing	Permitted (P)
Wholesaling	Permitted (P)
Incidental exterior storage	Permitted (P)
Tower or antenna in the right-of-way	Permitted (P)

Accessory / Other Allowed Uses

Accessory buildings, private fuel pumps, watchman dwellings and other uses customarily incidental and clearly subordinate to a permitted principal or conditional use may be allowed subject to the applicable accessory-use standards.

Outdoor Storage

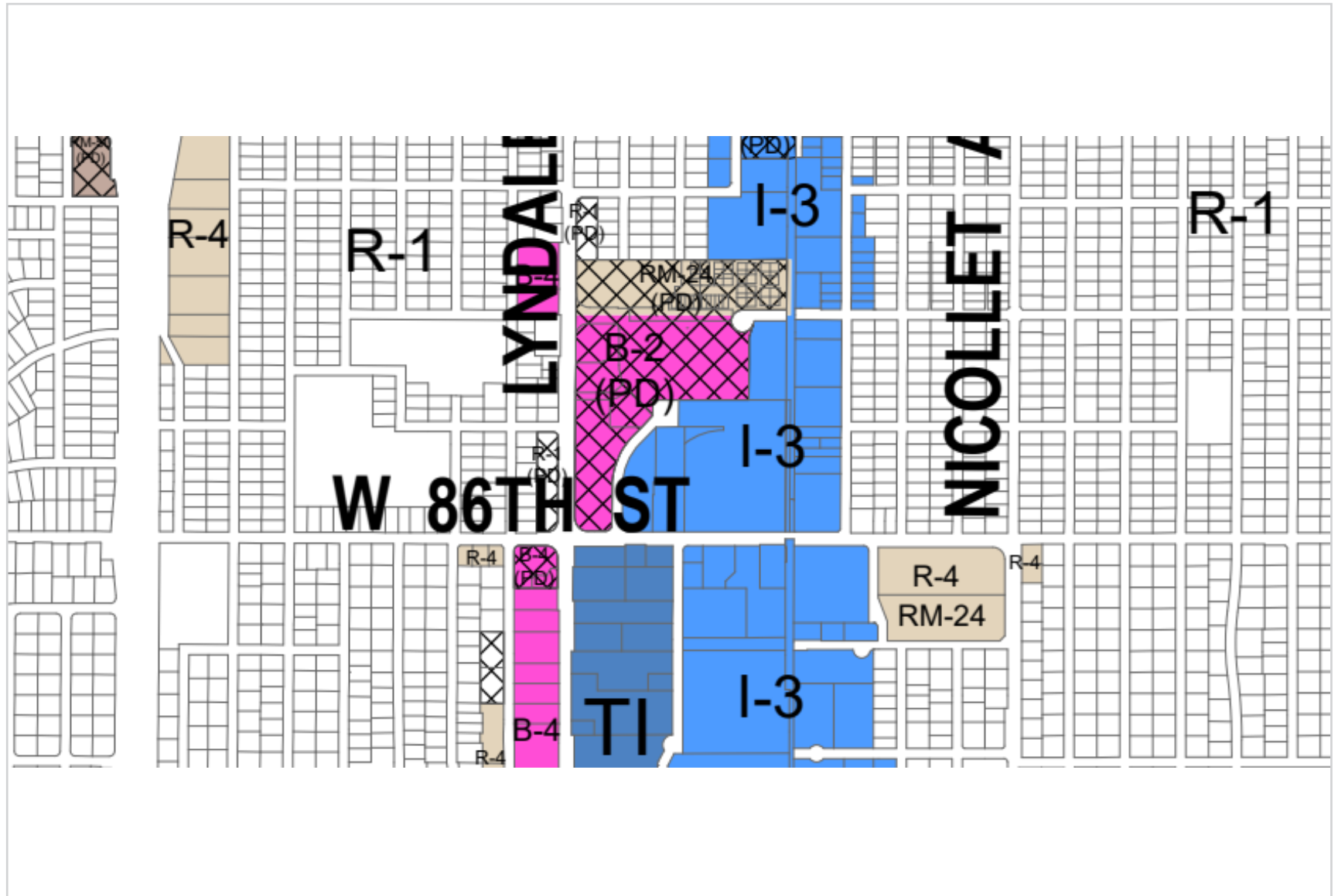
Incidental exterior storage is a permitted use in I-3. Bloomington's code distinguishes incidental exterior storage from exterior storage as a primary use. A stand-alone exterior storage yard is not generally listed as a new permitted primary use; exterior storage as a primary use that was legally in existence prior to January 17, 2019 may be allowed as a conditional use. Specific screening, placement and operational standards may apply.

Conditional Uses - Examples

The I-3 table also allows a number of uses conditionally, including indoor agriculture, dry cleaning and laundry processing, firing ranges, household hazardous waste facilities, railroad lines and spurs, and certain other uses identified in Bloomington City Code Table 21.209(e). A Conditional Use Permit (CUP) is required before a conditional use may commence.

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ZONING MAP



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EXTERIOR



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