

FOR LEASE

**9601 NEWTON AVE S
BLOOMINGTON, MN**



67,856 SF AVAILABLE

CLEAN WAREHOUSE SPACE

EASY ACCESS TO 35W

18' - 24' CLEAR HEIGHT

12 DOCK DOORS & 1 DRIVE-IN

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cushmanwakefield.com

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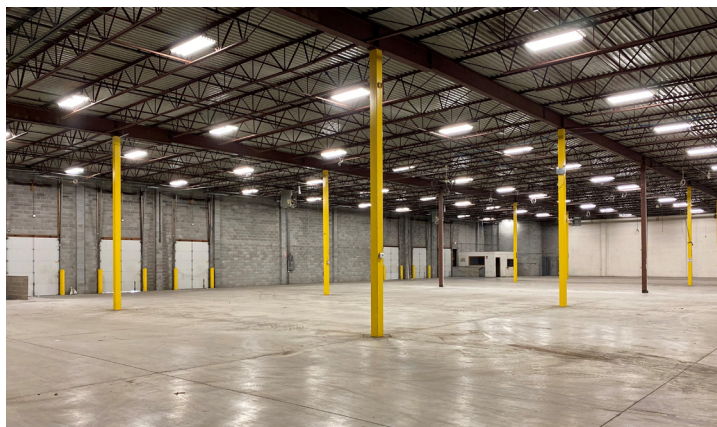
Property Highlights

- 67,856 square-foot office/warehouse building
- Competitive lease rates
- Dock & drive-in loading
- 18' - 24' clear height
- Clean warehouse space
- Easy access to I-35W
- Minutes from Minneapolis/St. Paul Airport and the Mall of America

Contact

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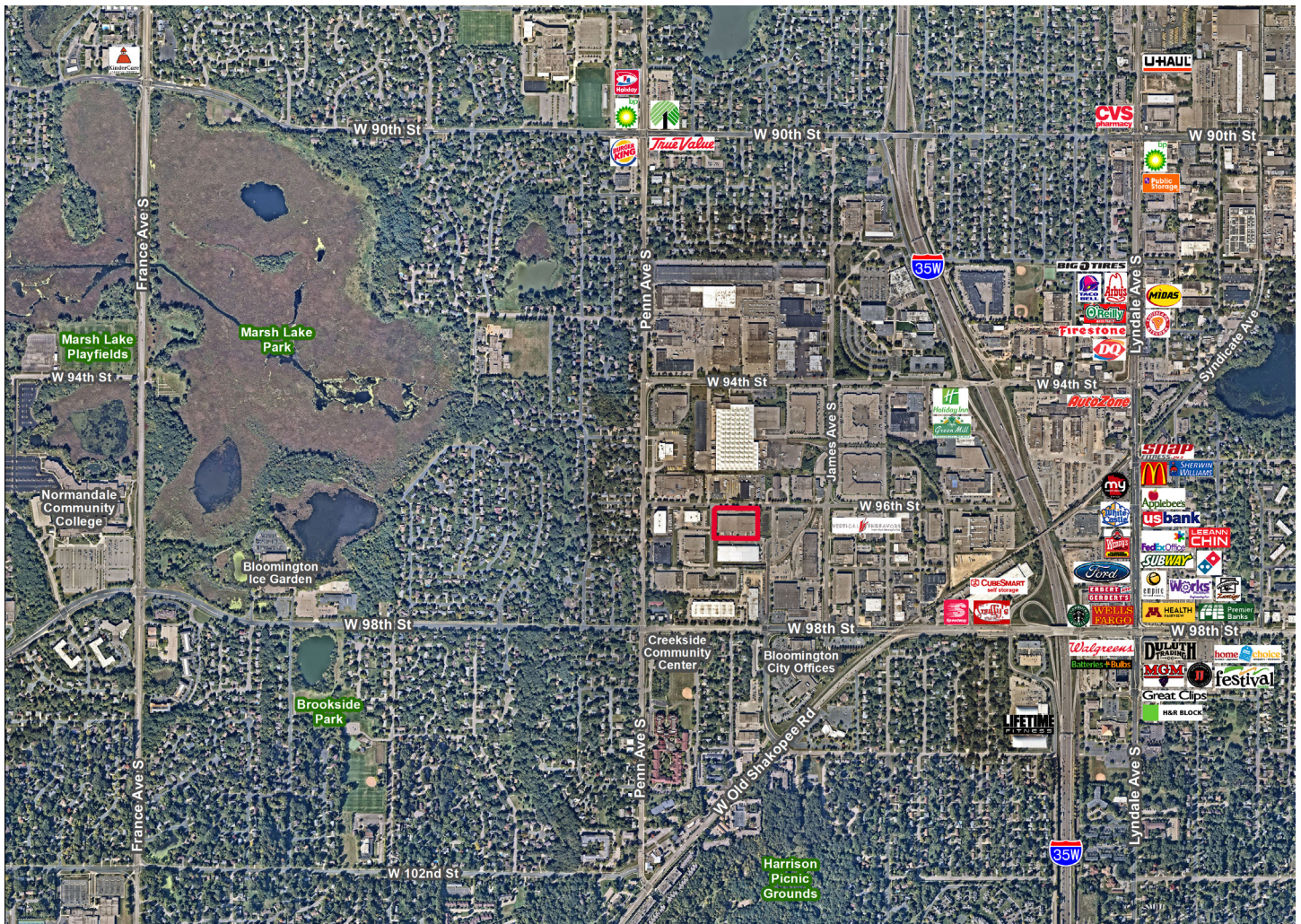


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Building Features

BUILDING SIZE	67,856 SF	LOADING	12 Docks 1 Drive-In
AVAILABLE SF	67,856 SF Total	LEASE RATES	Negotiable
CLEAR HEIGHT	18' - 24'	2026 TAX/CAM	\$2.79 PSF Tax \$0.23 PSF Insurance \$1.92 PSF CAM \$4.94 PSF Total
DIVISIBLE SF	22,242 SF		



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9601 Newton Ave S, Bloomington, Minnesota

Building Floor Plan



67,856 SF AVAILABLE
12 DOCKS
1 DRIVE-IN

Available Now

**Available
5/1/2027**

