

Office / Warehouse | For Lease

CBRE

9231 Penn Ave S

Bloomington, MN



Buligo
Building Growth

Building Specifications

- + Visibility to 6,965 VPD
- + Roof replaced in 2021
- + New parking lot
- + Exterior recently painted
- + Close proximity to 35W & I-494

AVAILABLE SPACES 10,163 - 48,362 SF

BUILDING SIZE 218,311 SF

CLEAR HEIGHT 14' - 18'

SPRINKLER Yes

YEAR BUILT 1967, 1998, renovated 2014

ZONING I-2 (Limited Industry)

PARKING 1.09 / 1,000 SF

COLUMN SPACING 23' x 30'

PARKING 1.09 / 1,000 SF

PARCEL SIZE 9.26 Acres

LEASE RATES Negotiable

EST. 2026 CAM/TAX Total: \$3.77

Suite 100A

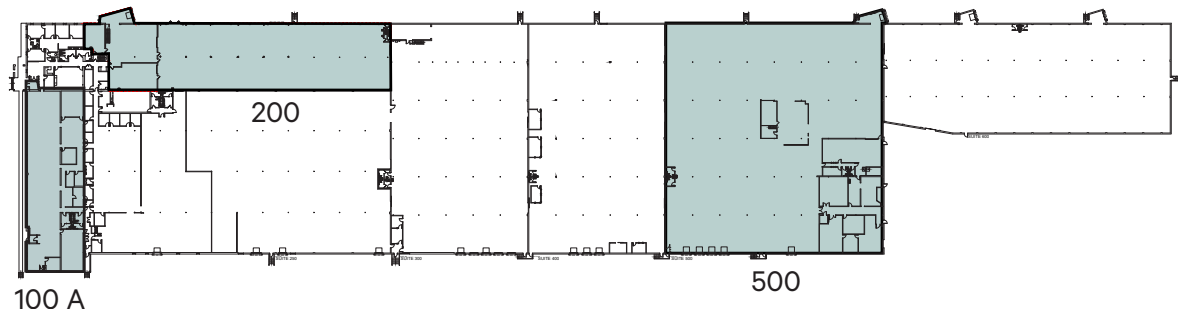
- + Total SF: 10,163
- + Office: 10,163

Suite 200

- + Total SF: 20,637
- + 2nd Floor Office: 1,403
- + Warehouse: 19,234
- + Clear Height: 18'
- + Trash Door: (1) 12' x 10'
- + Loading: 1 Dock

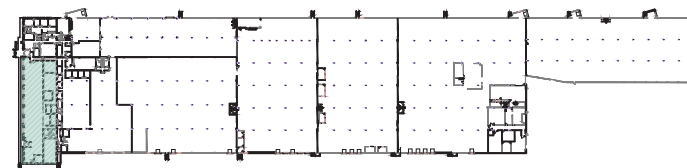
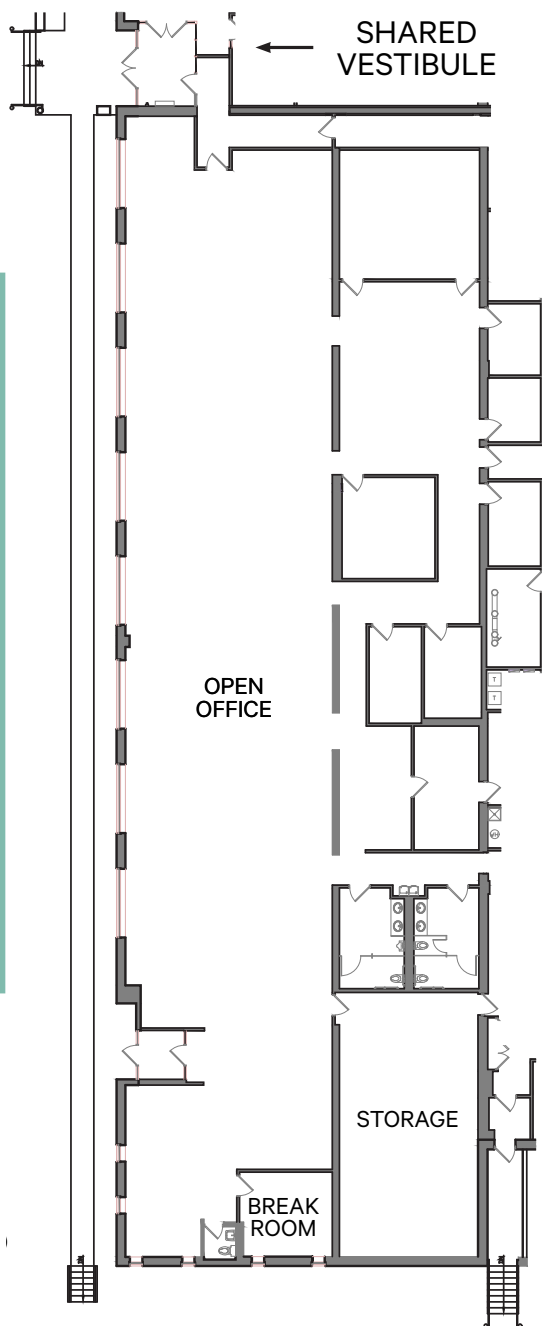
Suite 500

- + Total SF: 48,362
- + Office: 7,047
- + Warehouse: 41,315
- + Clear Height: 14'
- + Loading:
 - 6 Docks w/ levelers
 - 2 Drive-ins (14'x14') & (8'x8')
- + Available Date: June 1, 2027



Suite 100A

10,163 SF Office

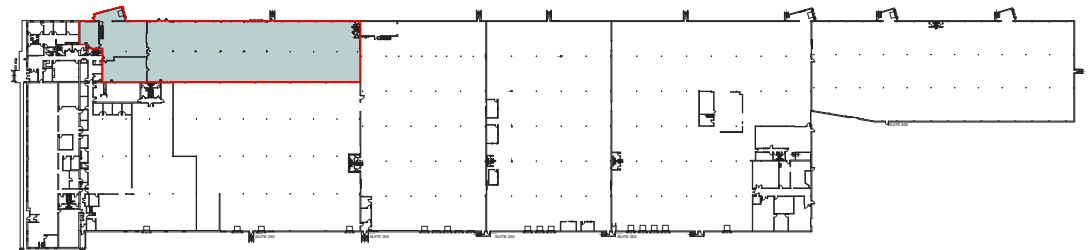
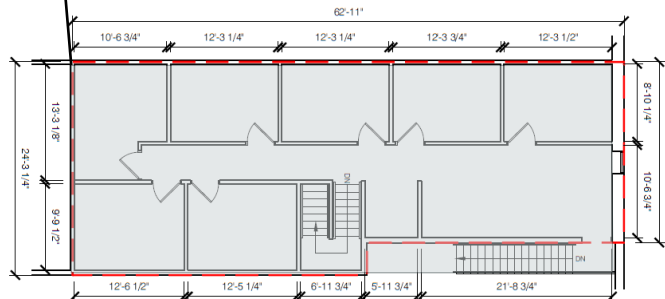


Suite 200

20,637 SF | 1,403 Office | 19,234 Warehouse



2nd LEVEL OFFICE

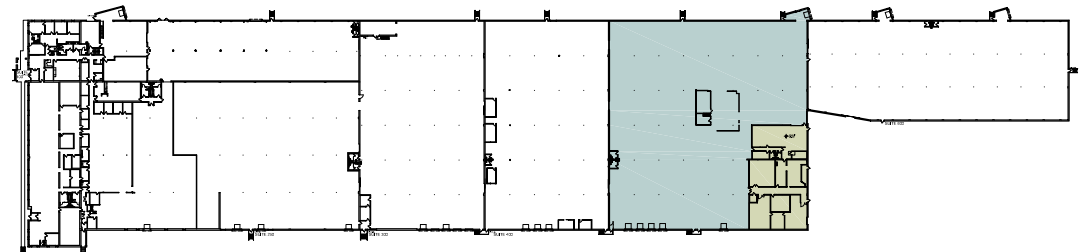
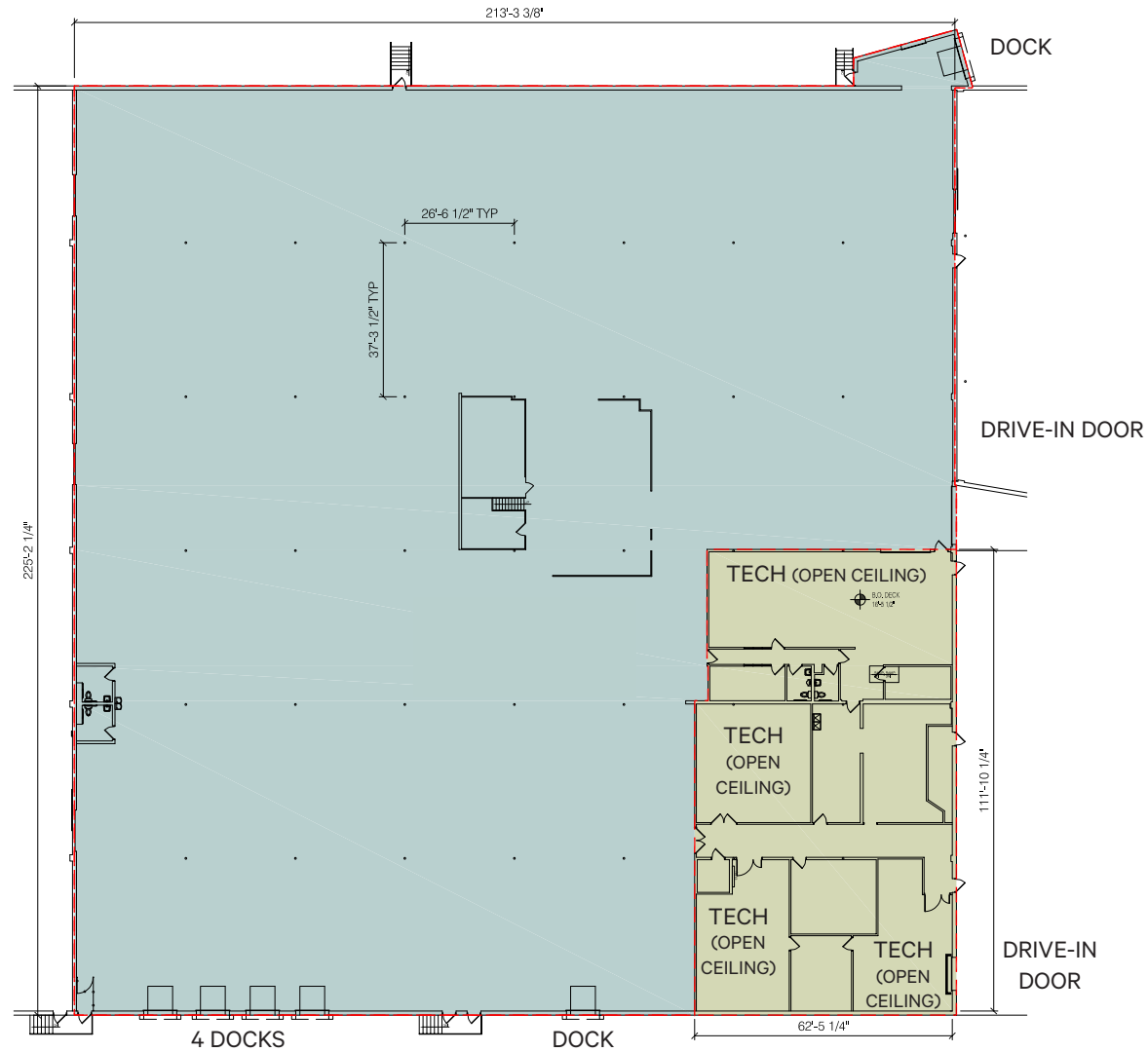


Suite 500

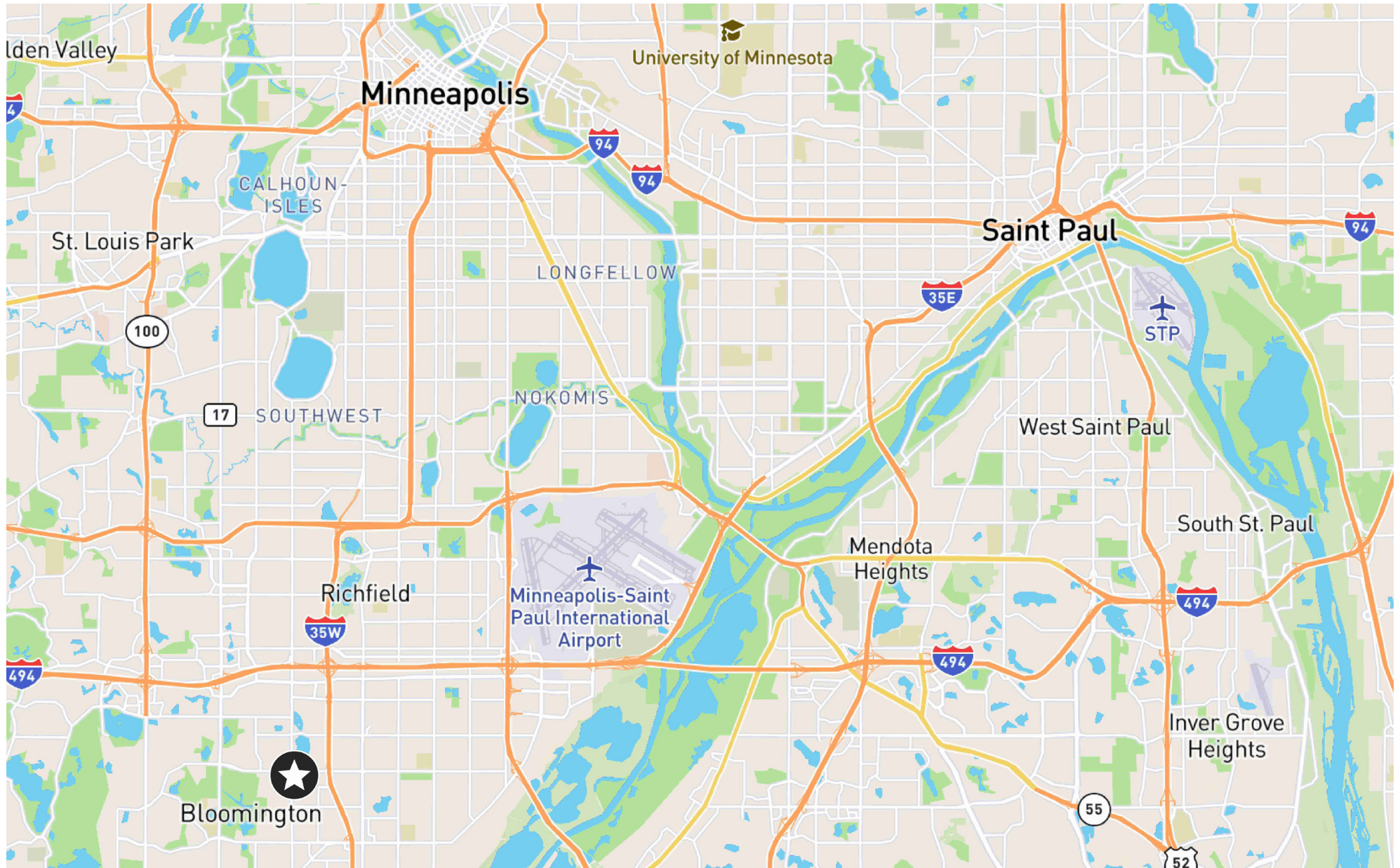
48,362 SF

7,047 Office

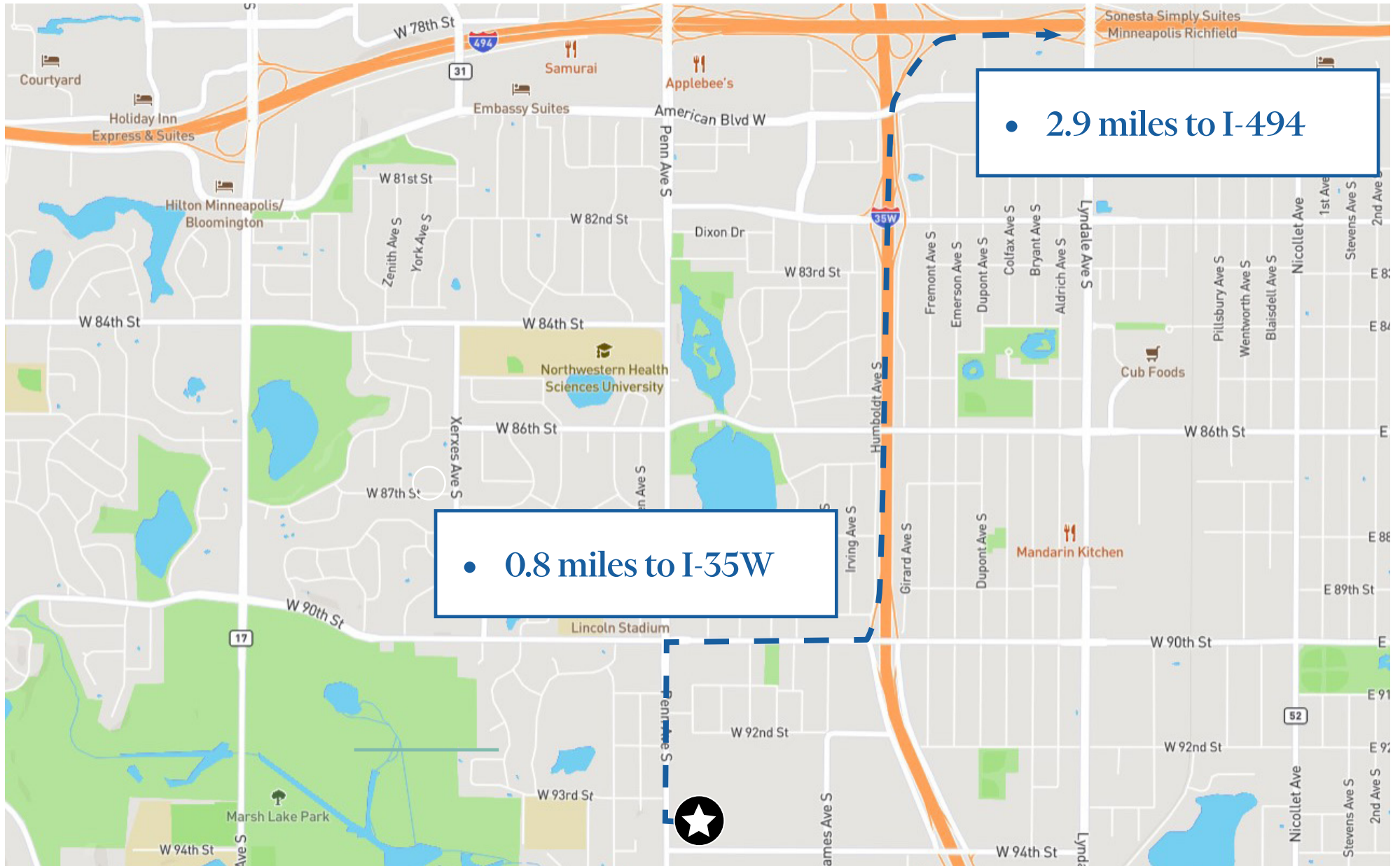
41,315 Warehouse

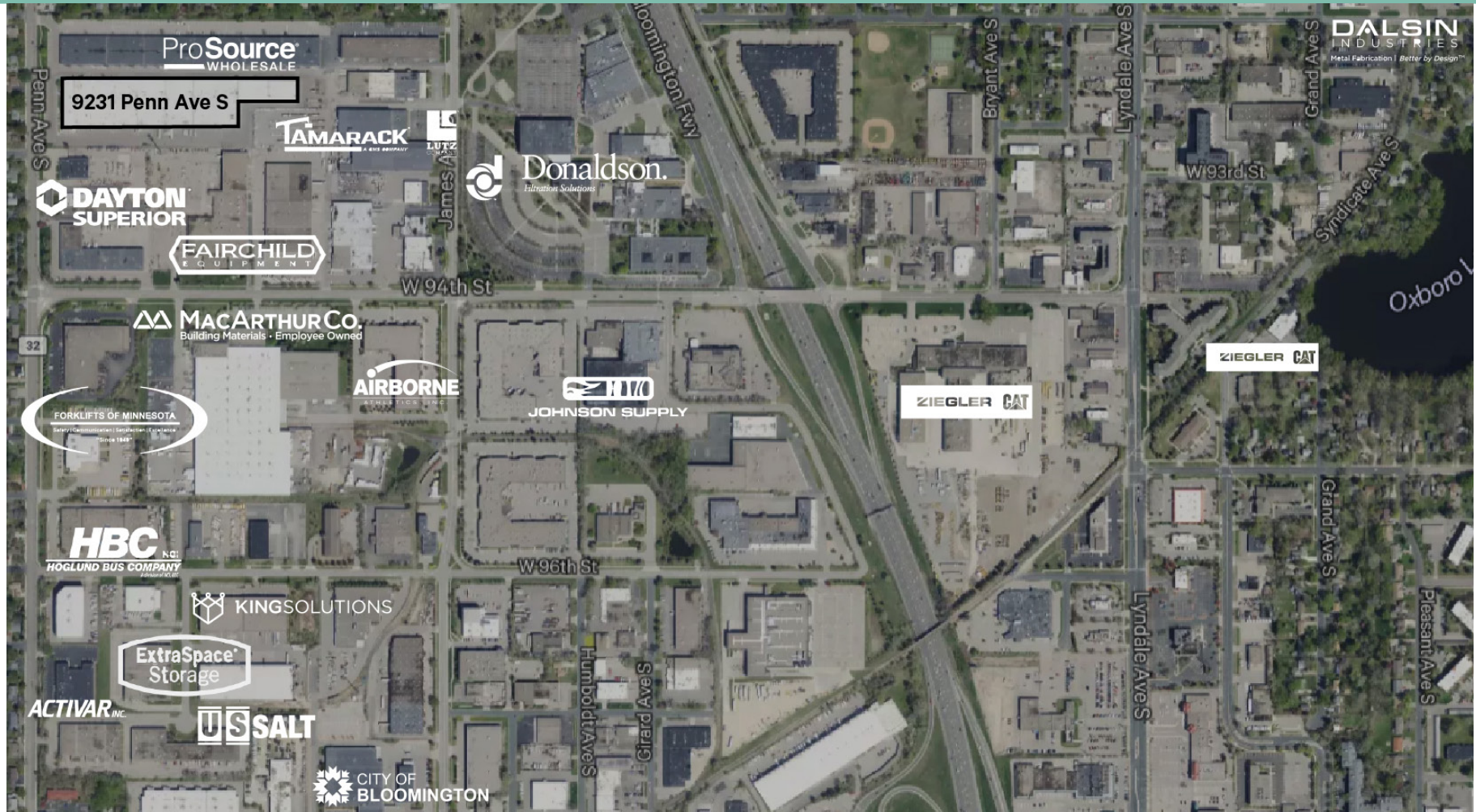


Location



HWY Access





Contact Us

**BRYAN
VAN HOOF**

+1 952 924 4624

bryan.vanhoof@cbre.com

**JEFF
PRZYTARSKI**

+1 952 924 4895

jeff.przytarski@cbre.com

**SAM
MANKE**

+1 763 398 9047

sam.manke@cbre.com

