



For lease

West Bloomington Technology Park IV
5705 W. Old Shakopee Road | Bloomington, MN 55437

46,308 SF Available

Property highlights



Business park environment with professional corporate image.



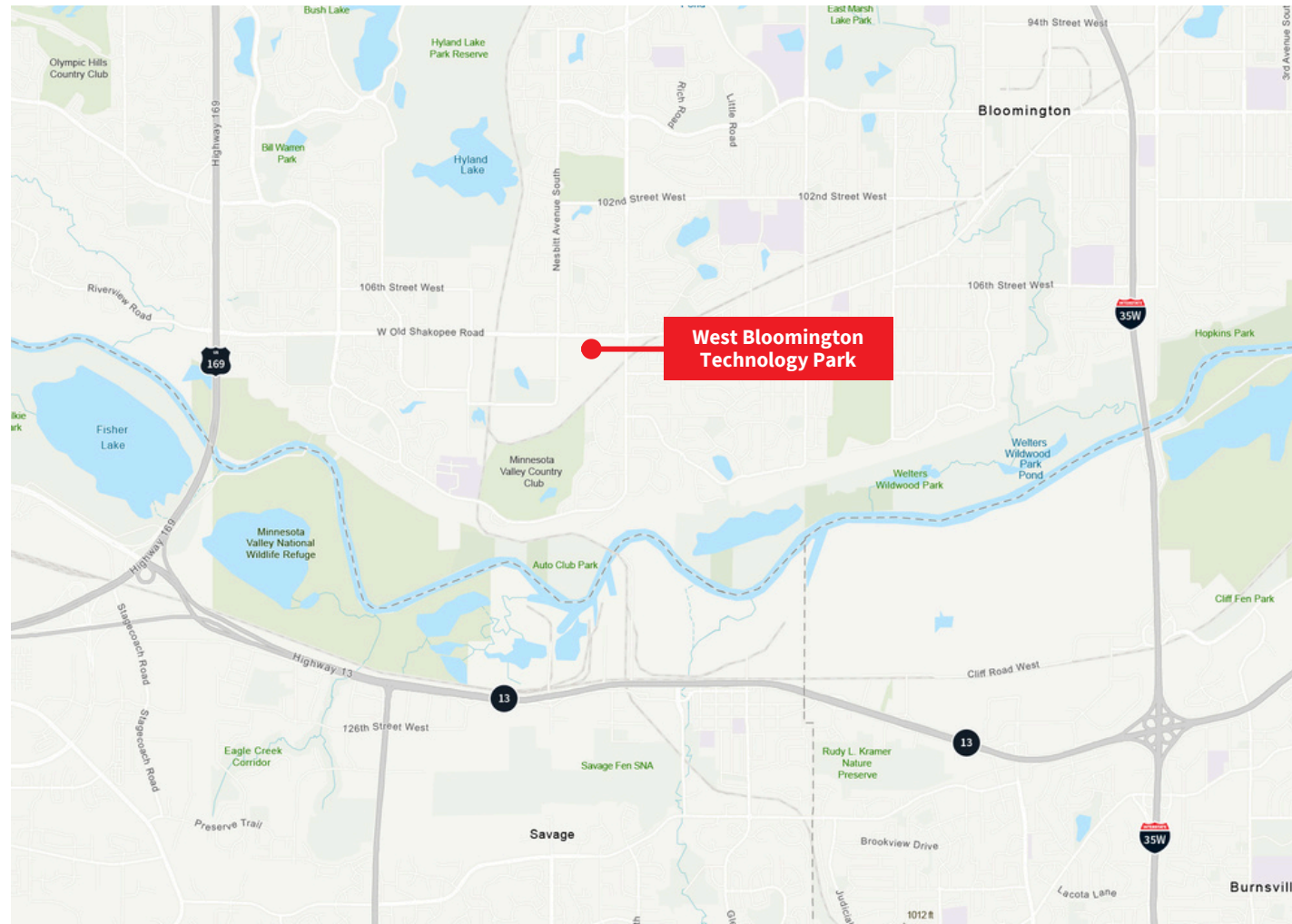
Easy access to major thoroughfares including Normandale Blvd, Hwy 100 and Hwy 169.



Just minutes to shopping centers, hotels, restaurants, banks, daycare, parks and fitness centers.



Energy Star labeled building. Green initiatives in place by tenants and property management to include janitorial and recycling.



Building Size 74,594 SF

Power 1200 amps at 480/277 volts

Available Space 46,308 SF

Loading 2 Dock Doors

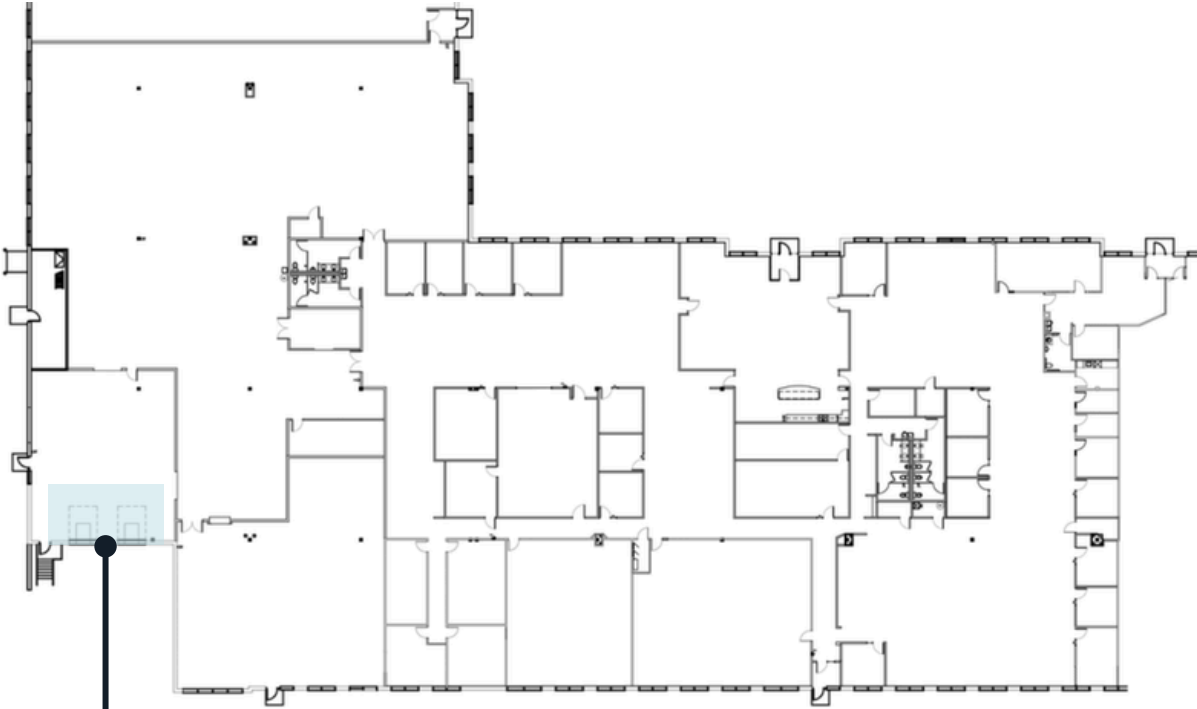
Ceiling Height 10' Finished, 15'-7" Clear

Parking 5/1,000 SF parking ratio

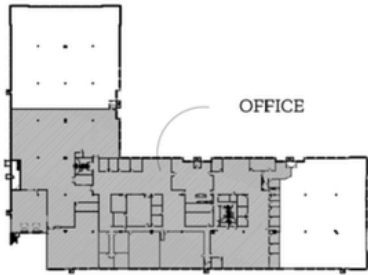
Asking Rent: Negotiable

2026 Est. OPEX: \$7.93 (includes recycling and janitorial)

Floorplan



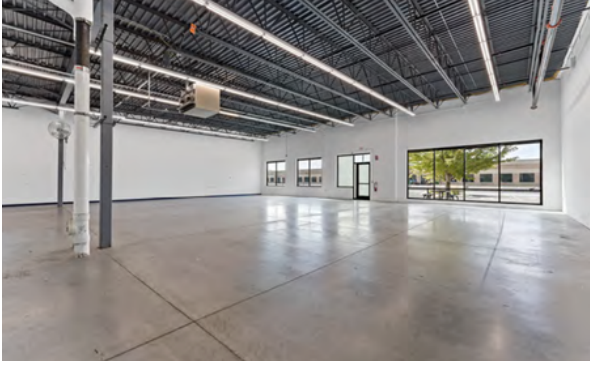
Loading docks



Nearby amenities



Office/Warehouse



For leasing information, contact

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