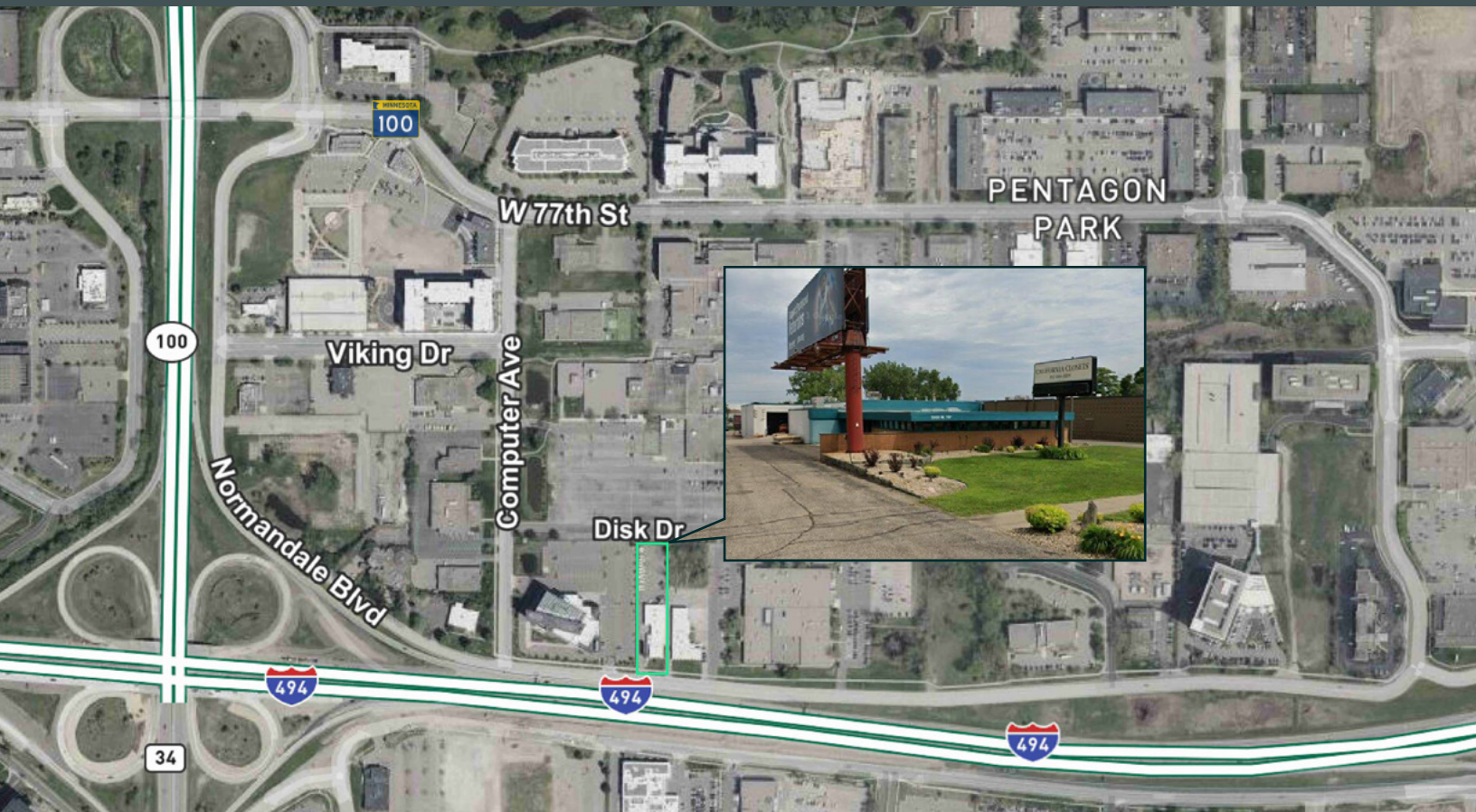


5000 W. 78th St.

Bloomington, MN 55435



Property Features

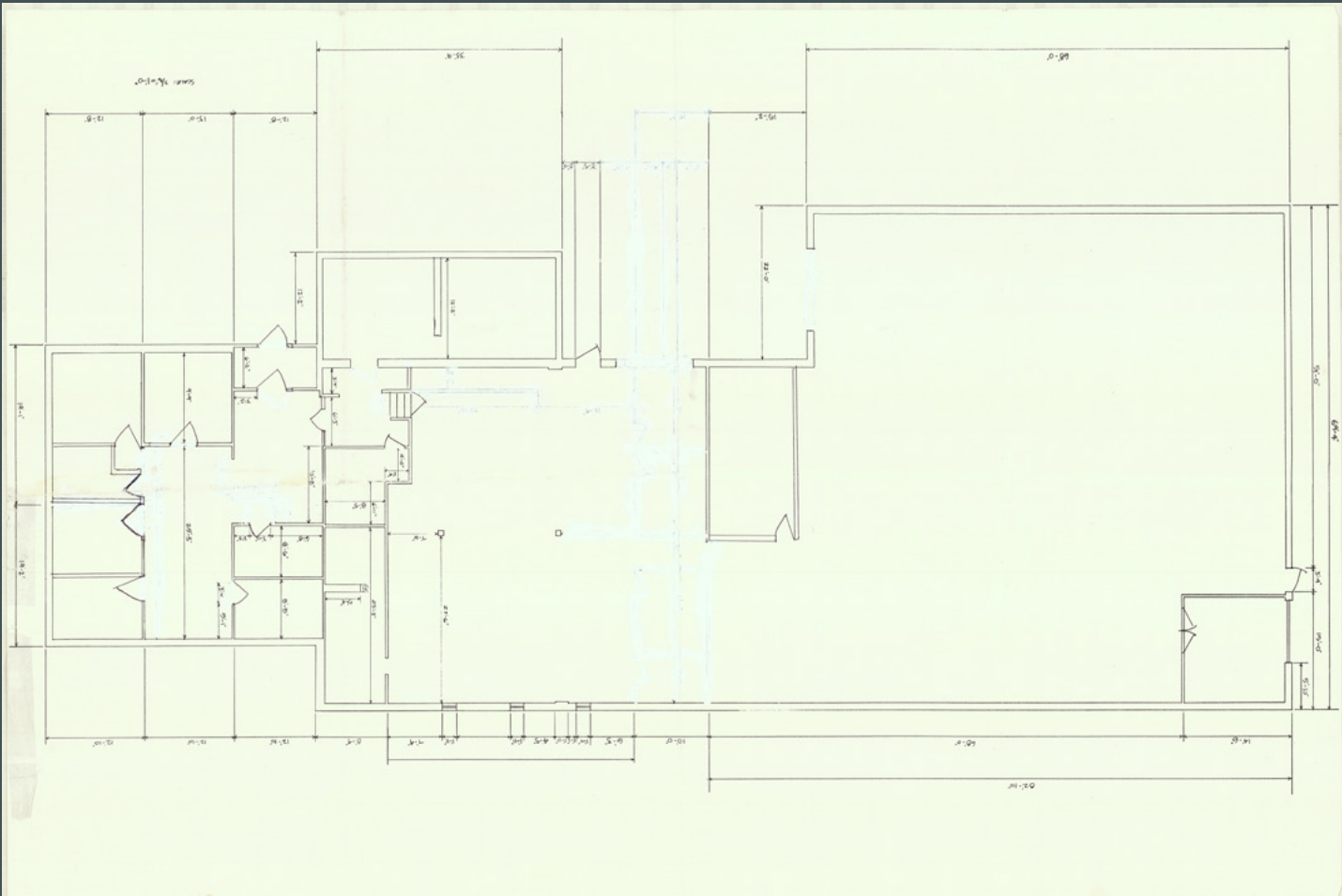
- + 10,350 SF building on 1.03 acres
- + Pneumatic airlines throughout warehouse - compressor available
- + Dust collection system in place and available
- + Billboard not included
- + Visible to 166k vehicles per day from I-494
- + Sale Price: Negotiable
- + 2026 Taxes: \$63,201.72

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For Sale

Site Size	1.03 acres
Building Size	Approximately 10,350 SF Total Approximately 2,000 SF Office - 6 privates, reception area, break room, multi stall M/W restrooms (not ADA)
Ceiling Heights	Warehouse: 12' 9" Office: 8'
Loading	2 drive-in doors (12'x12' and 10'x12' - with openers) 1 dock door (8'x10')
Sprinkler	100%

Lighting	Mixed LED and Retrofit LED bulbs
Power	400A, 3 Phase
Outdoor Storage/ Parking Area	± 20,000 SF paved, fenced, manual sliding gates, fully secure
Zoning	Commercial Services district
Year Built	1960



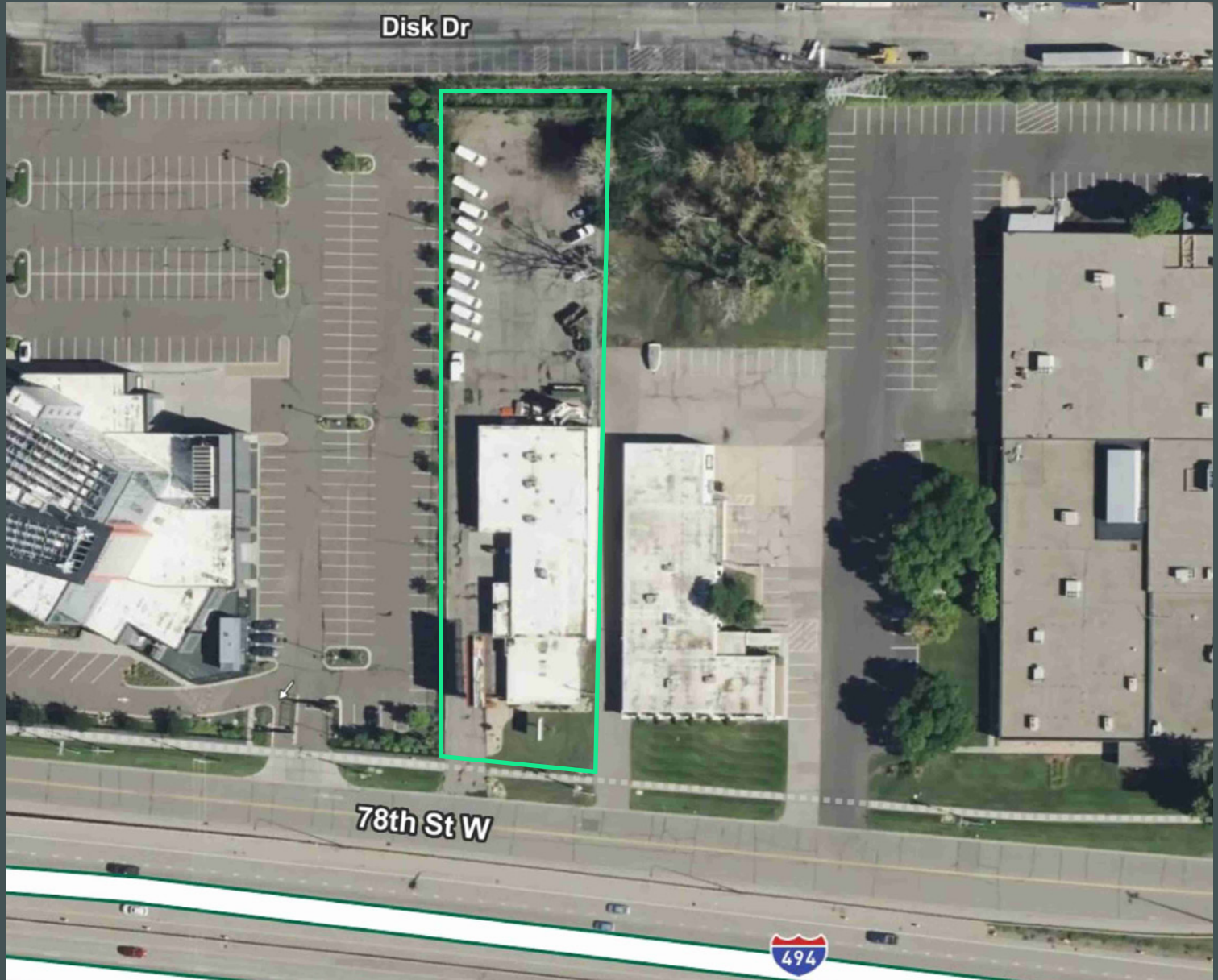
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For Sale



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For Sale



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