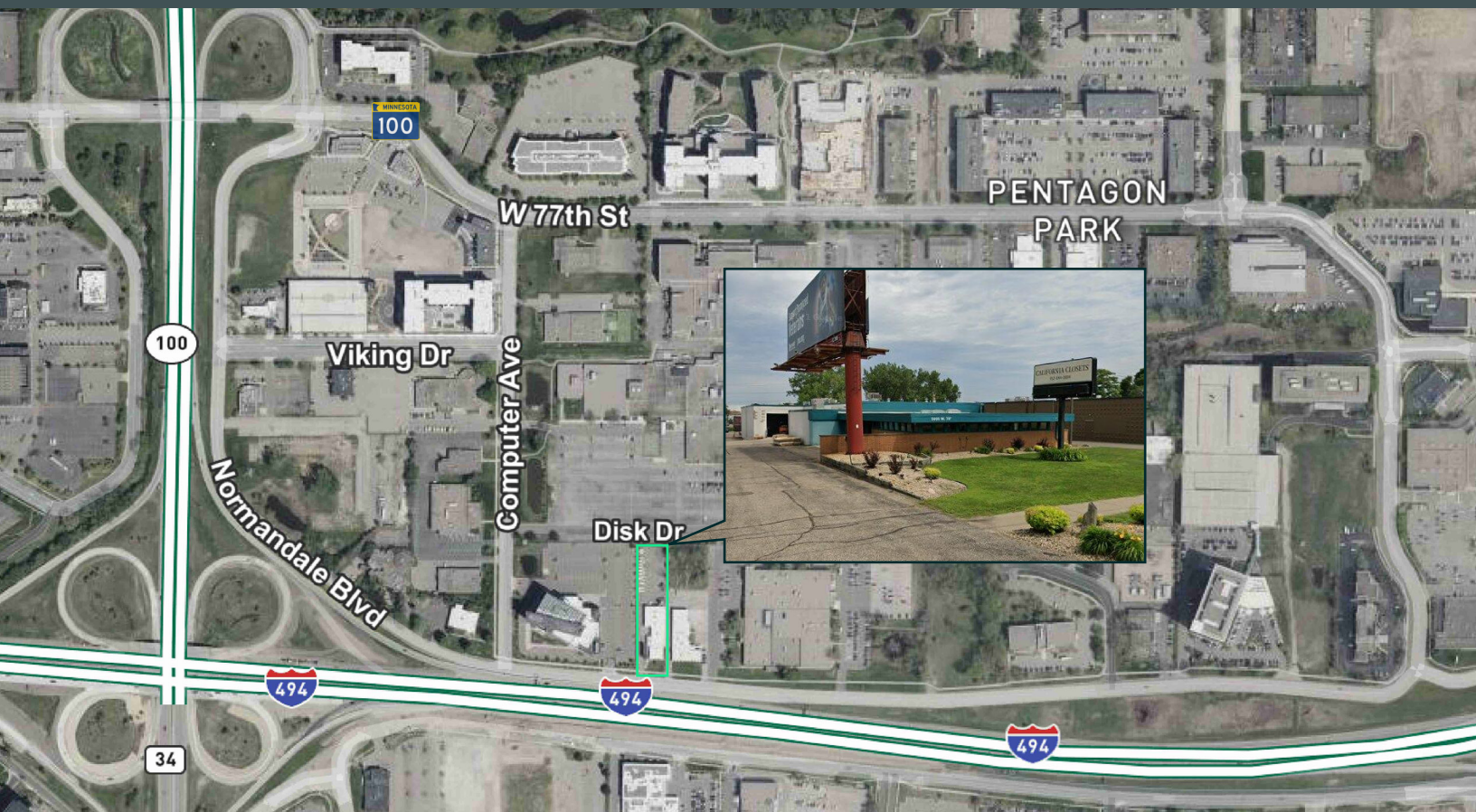


# 5000 W. 78th St.

Bloomington, MN 55435

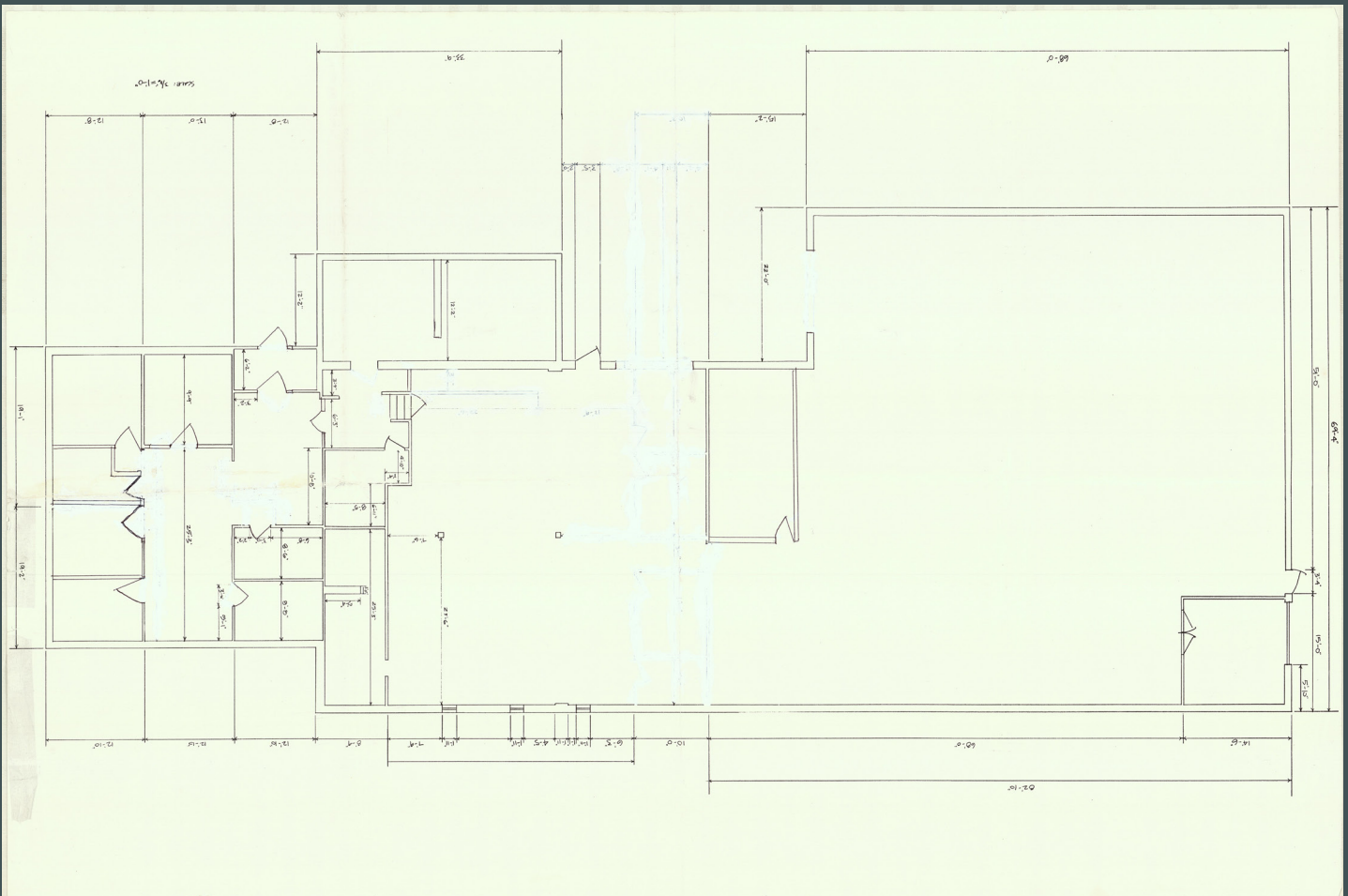


## Property Features

- + 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
- + 2025 Taxes: \$58,531.70/\$5.66 PSF

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

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



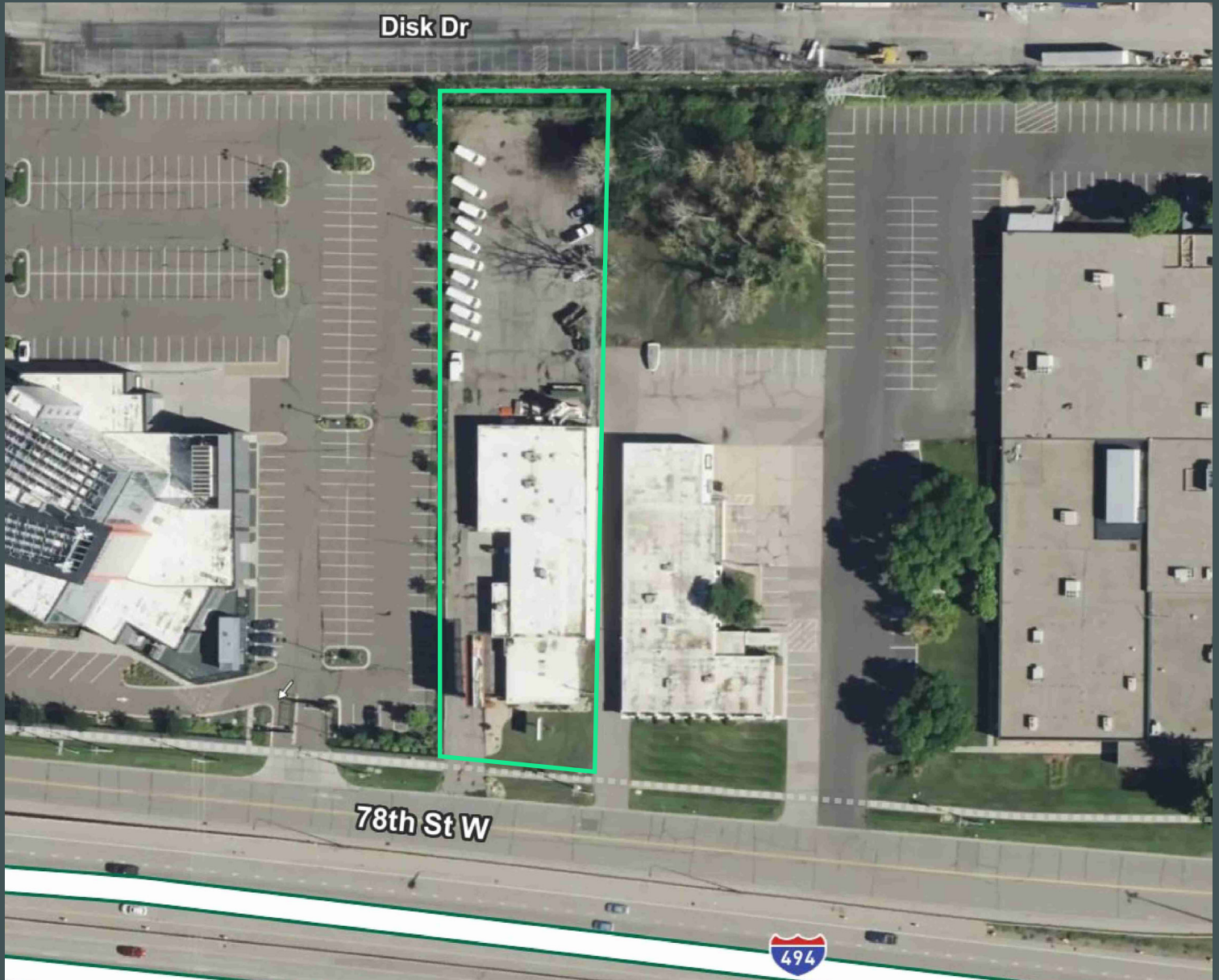
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For Sale



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For Sale



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