

FOR LEASE - SUITE 115

BLOOM TECH WORKPLACE

9201 E Bloomington Fwy
Bloomington, MN 55420



Leased By:

STACK
INDUSTRIAL PARTNERS

Professionally Owned & Managed By:

CH **CLEAR HEIGHT**
PROPERTIES

PROPERTY OVERVIEW

General Building Information

Total Building Size
121,684 SF

Year Built
1985

Parcel Size
8.55 acres

Parking
354 Spaces

Electric Capacity
3 Phase; 1,200 amps, 120/208v

Owned & Managed By
Clear Height Properties

Suite 115 Specs

Total Square Footage
12,095 SF

Available
Now

Warehouse Size
4,223 SF

Loading
2 Docks

Office Size
7,872 SF

Clear Height
14'

Sprinklers
Yes

Lighting
T8

Suite 115 & 120 Specs

Total Square Footage
18,142 SF

Available
August 1, 2026

Warehouse Size
6,144 SF

Loading
3 Docks | 1 Drive-In

Office Size
11,998 SF

Clear Height
14'

Sprinklers
Yes

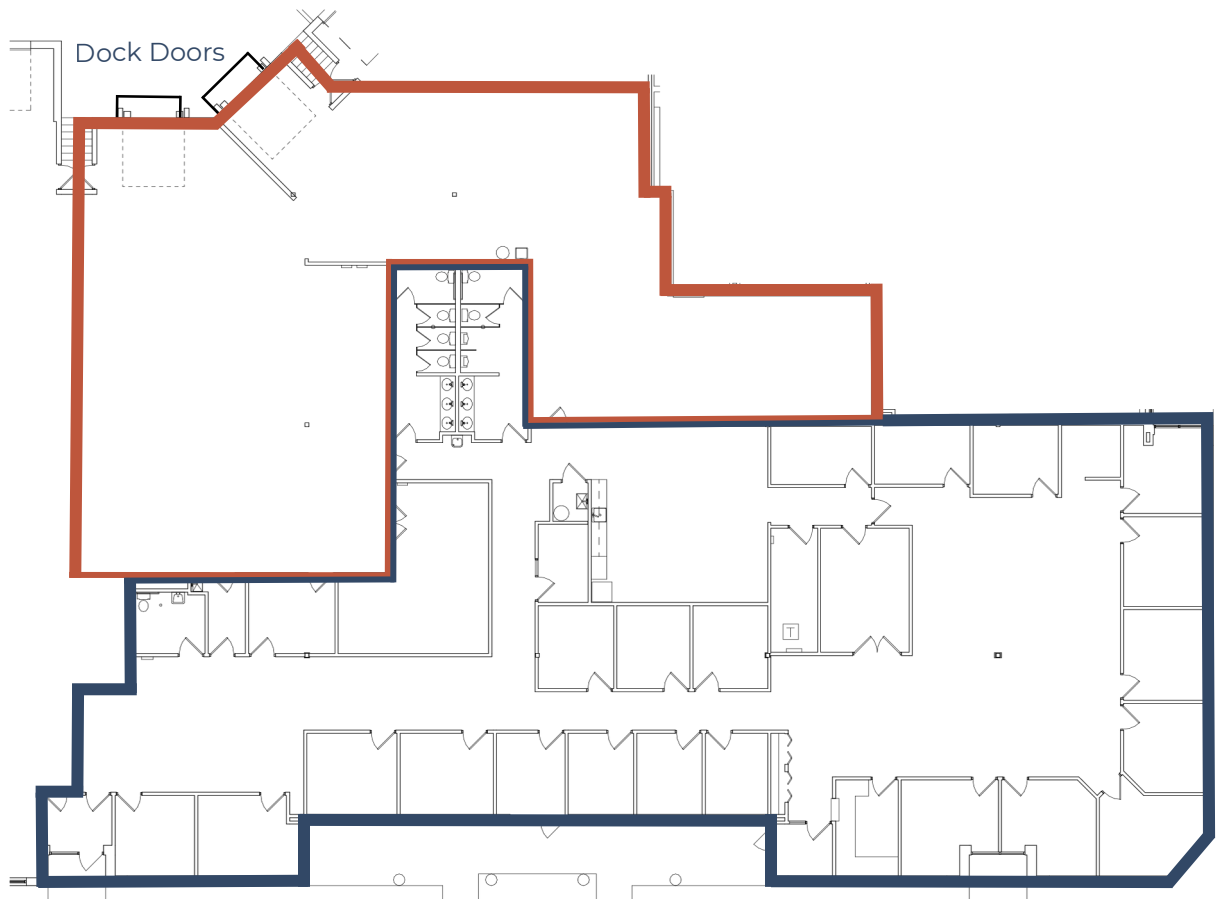
Lighting
T8

Financials

Lease Rate
Office: \$12.50 PSF
Warehouse: \$6.50 PSF

CAM/Tax (2026)
\$2.39 (CAM)
\$3.46 (Tax)
\$5.85 Total

FLOOR PLAN - SUITE 115



12,095 SF
Total

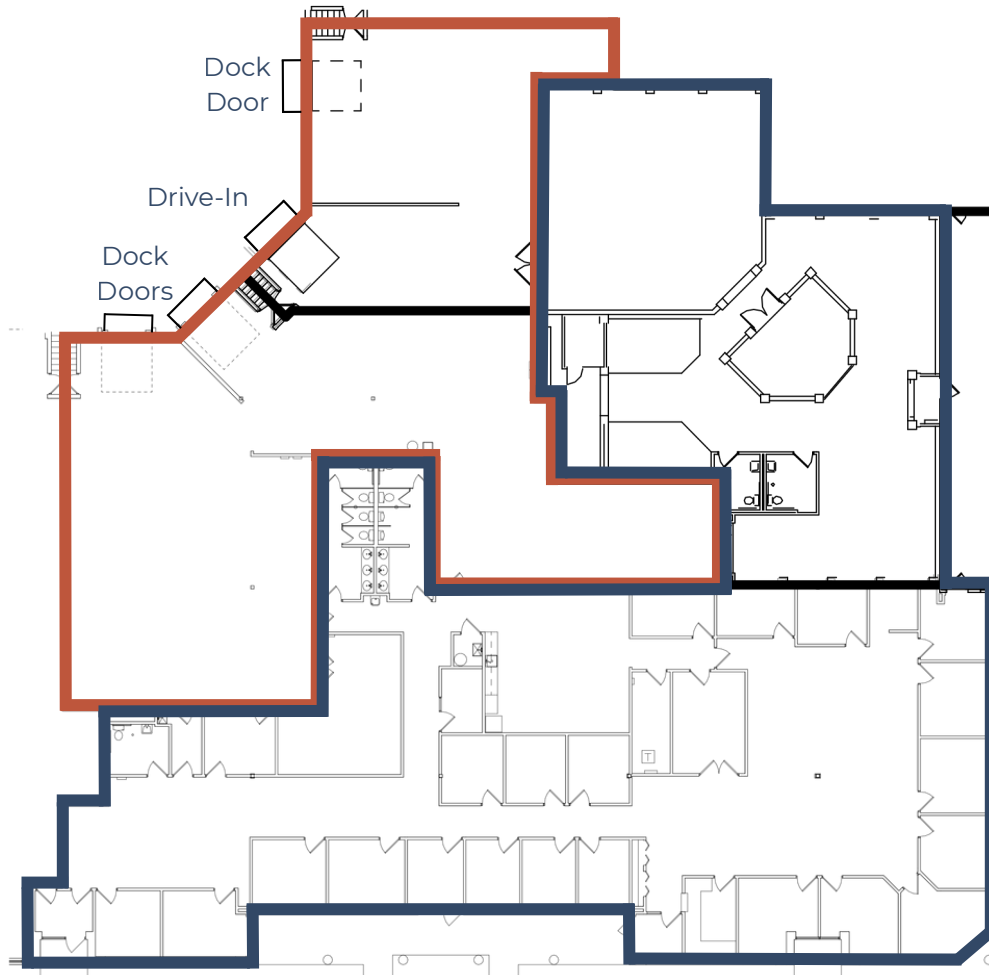


7,872 SF
Office



4,223 SF
Warehouse

FLOOR PLAN - SUITE 115 & 120



18,142 SF
Total



11,998 SF
Office

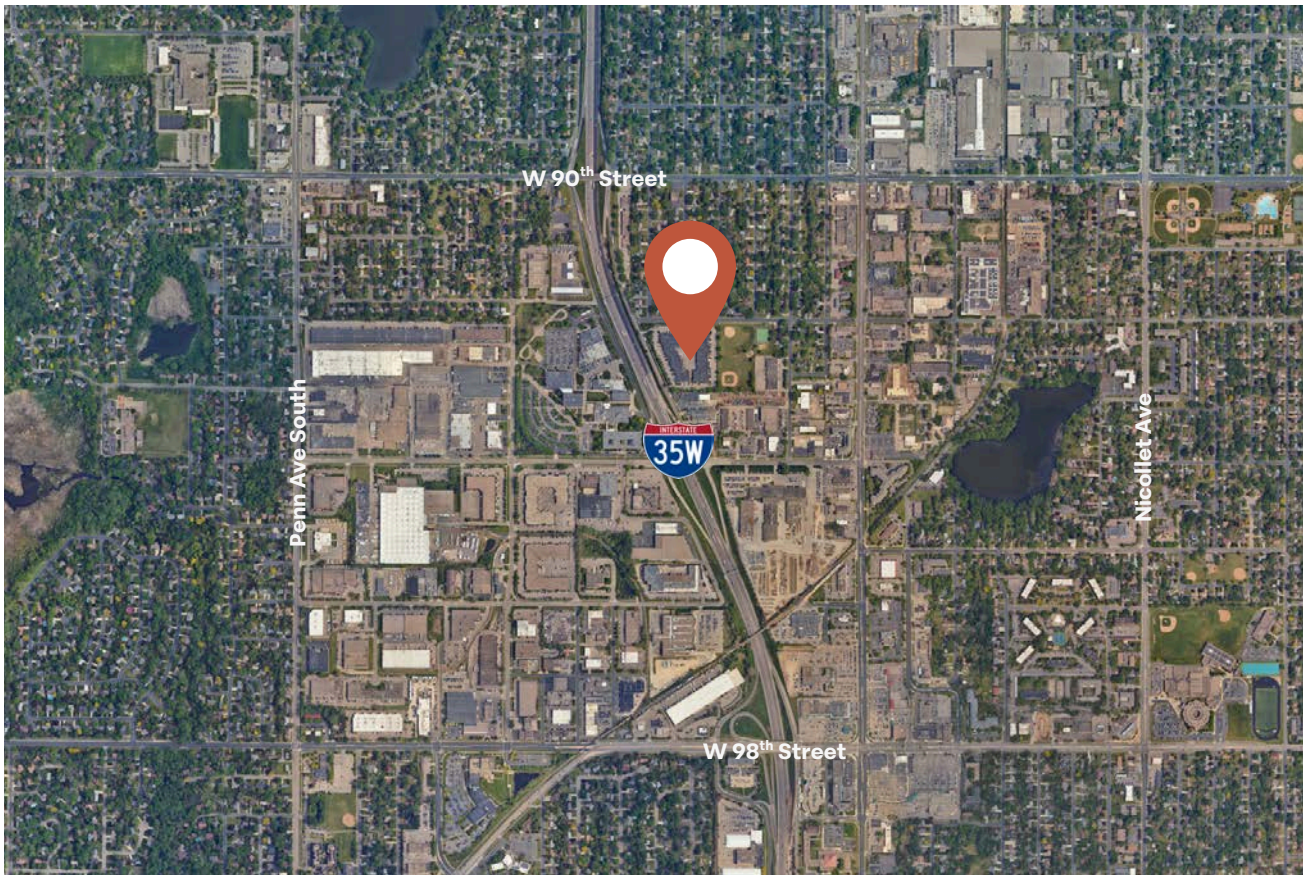


6,144 SF
Warehouse

PROPERTY IMAGES



LOCATION



Nearby Restaurants

Applebee's
Popeyes
Sports Page
Perkins Restaurant & Bakery
Nine Mile Brewing
Green Mill Restaurant & Bar
Dairy Queen
Snuffy's Malt Shop
White Castle
McDonalds
Taco Bell



Nearby Retail

Valvoline
Cub Foods
Duluth Trading Co
Vertical Endeavors
Discount Tire
Anytime Fitness
Dollar Tree
Carquest Auto Parts
FedEx
CrossFit 952
Extra Space Storage

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