



4950 W 78TH ST

MULTIPURPOSE BUILDING FOR SALE OR LEASE

SALE PRICE: \$2,495,000 | LEASE RATE: \$12-\$22/RSF NET

DETAILS

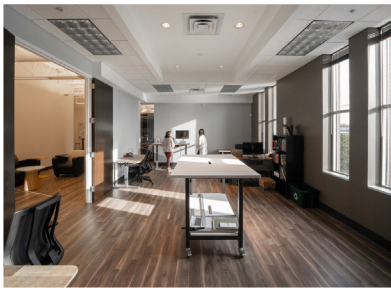
AVAILABLE	Fully Renovated Office and Warehouse building in Bloomington
BUILDING SIZE	12,061 SF office/warehouse facility on 1.58 acres
LOCATION	Excellent for office, showroom, light industrial, technology, or service businesses
FURNISHINGS	Fully furnished
PARKING	20 on-site spaces, plus easement rights for 20+ additional spaces
LEASING	Flexible leasing options—from a single office or workstation to the entire building
2026 TAX/CAM	\$10.37/RSF (estimated)
ZONING	Adaptable CS-0.5 (commercial service) and PD (planned development)

AMENITIES

Convenient location, with immediate access to I-494 and MN 100 via West 78th Street and Normandale Boulevard
Traffic counts of 163,000 vpd on I-494
Surrounded by a wide variety of restaurants, hotels, shopping, and business services
Versatile layout combining professional office space, tech/flex space, and warehouse under one roof, accommodating a wide range of business operations
Building signage visible from I-494, providing excellent exposure
Private outdoor deck perfect for employee gatherings, client events, or outdoor meetings
One loading dock for shipping and receiving



KENWOOD
COMMERCIAL



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

Mike Doyle

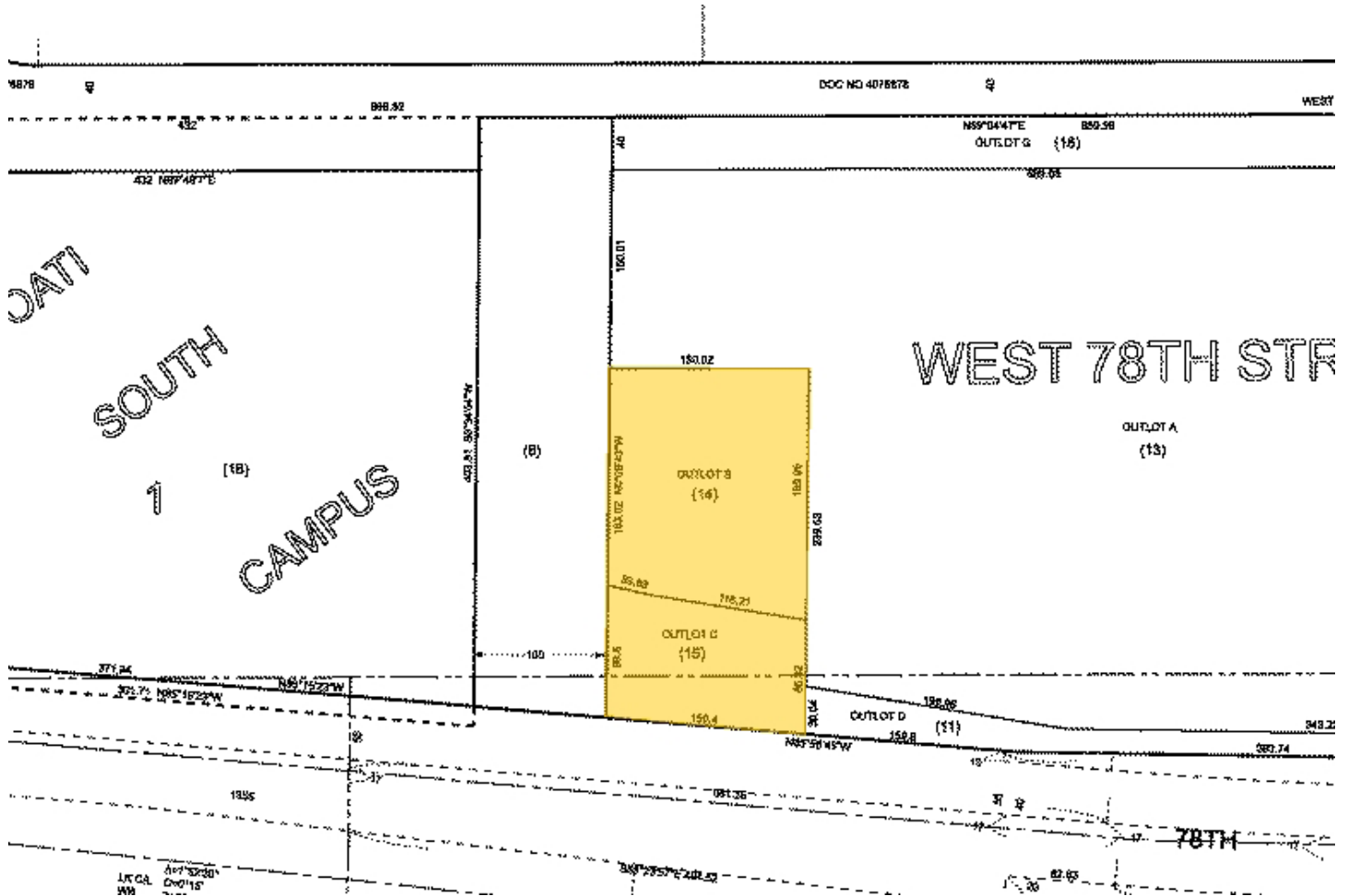
612.242.8820

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4950 West 78th St, Bloomington 55435

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DETAILS

LEGAL ADDRESS	4950 West 78th Street
PID NUMBER	0602724210014 and 0602724210015
BUILDING SF	12,061 RSF
SITE SIZE	68,825 SF / 1.58 acres
YEAR BUILT	1965
FLOORS	1
ZONING / OVERLAY*	CS-0.5: COMMERCIAL SERVICE PD: PLANNED DEVELOPMENT
PARKING	23 spaces /surface lot additional parking available on neighboring easement
PROPERTY TYPE	Office/Industrial/Warehouse
SUBMARKET	Bloomington
ACCESS	I-494, MN 100, W 78th Street
CONSTRUCTION	Masonry
SALE PRICE	\$2,495,000

* information from City of Bloomington at <https://www.bloomingtonmn.gov/plan/zoning-guide-plan-maps>



Traffic Counts: vehicles per day
information from MN Dept of Transportation Traffic Viewer

