

Bloomington Distribution Center Sublease

5501 W OLD SHAKOPEE RD • BLOOMINGTON, MN 55437



105,000 - 391,298 SF

Office/Warehouse Space

NEWMARK

Building Highlights

Building Size: ± 391,298 SF

- Warehouse: ± 365,298 SF
- Office: ± 26,000 SF

Year Built/Renovated: 1965/2021

Site Size: 22.36 acres

Zoning: PD- Planned Development
City supports industrial, distribution, manufacturing users. Outdoor storage of trailers and vehicles permitted.

Parking: 234 stalls (expandable)

Electrical: 1600 Amp 480 volt 3-phase

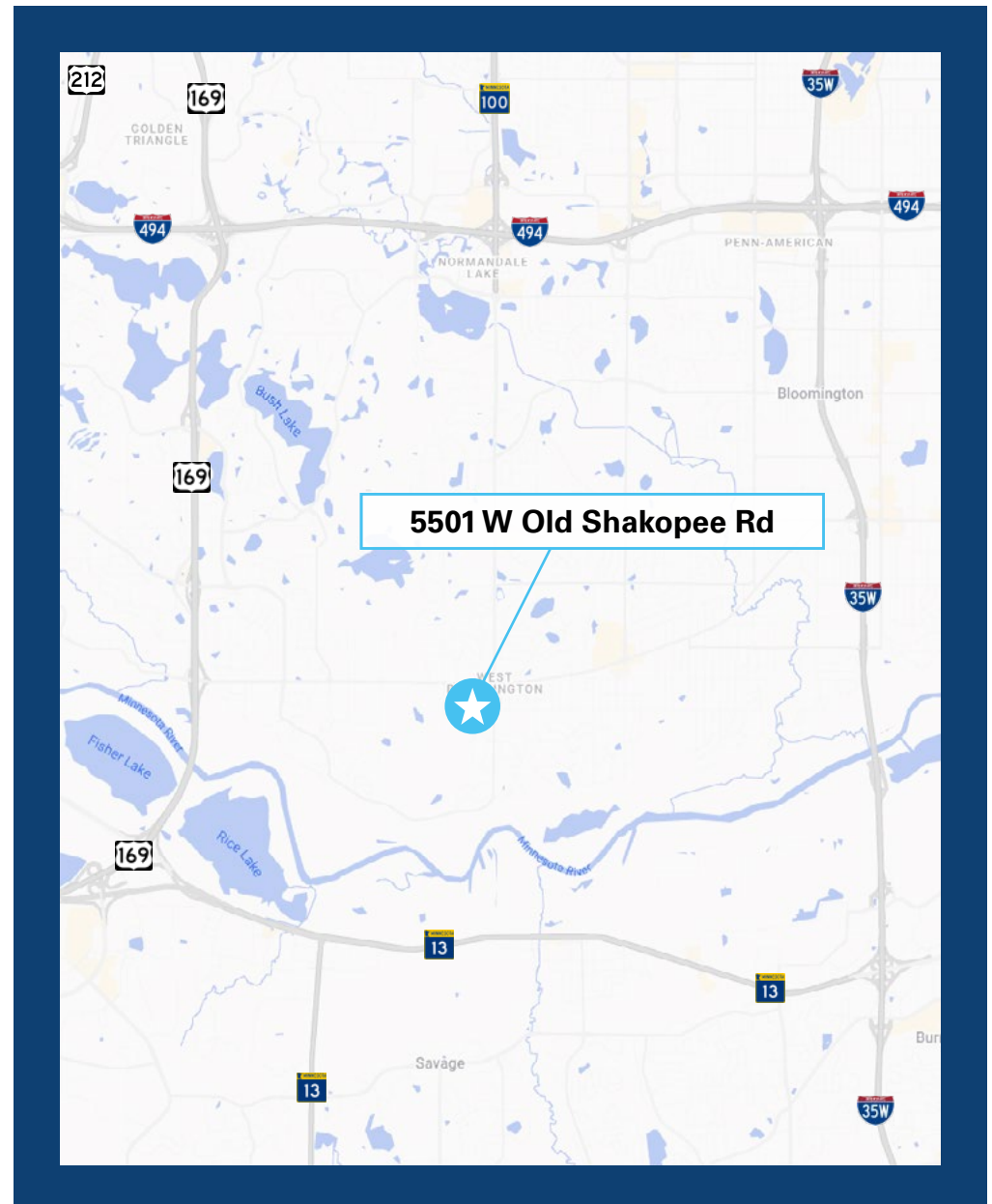
Clear Height: 24'

Column Spacing

30' x 50' typical, 360' depth
(18,000 SF bays)

Loading

- 44 docks (all with levelers)
- 4 drive-in doors



Option 1

Space

- Warehouse: $\pm$ 107,550 SF
- Office: $\pm$ 450 SF
- **Total: $\pm$ 108,000 SF**

Loading

17 docks (all with levelers)
3 drive-in doors

Features

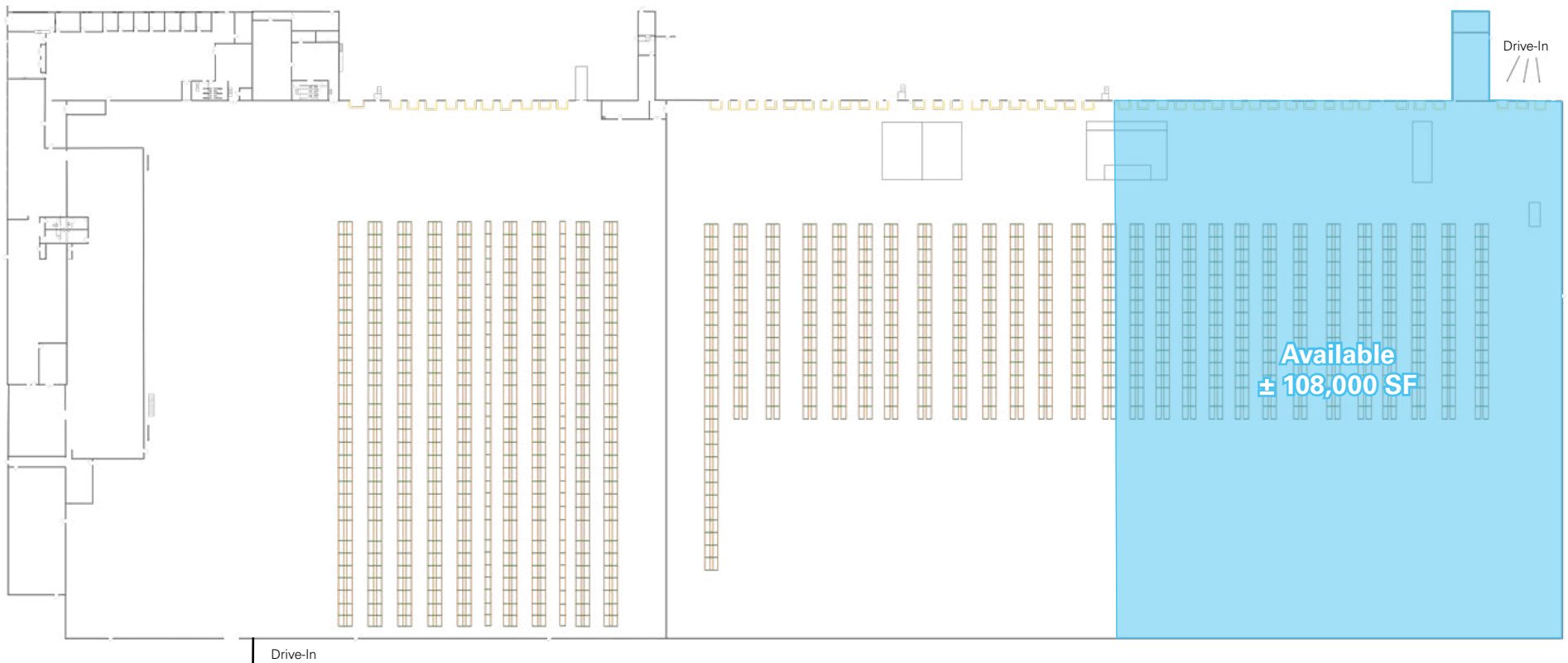
Lunchroom and restrooms

Lease Rate

Negotiable

Sublease Term

Available through 12/31/2032



Option 2

Space

- Warehouse: $\pm 105,000$ SF
- Office: $\pm 9,000$ - $26,000$ SF can be included
- **Total: $\pm 105,000$ - $131,000$ SF**

Loading

11 docks (all with levelers)
1 drive-in door

Lease Rate

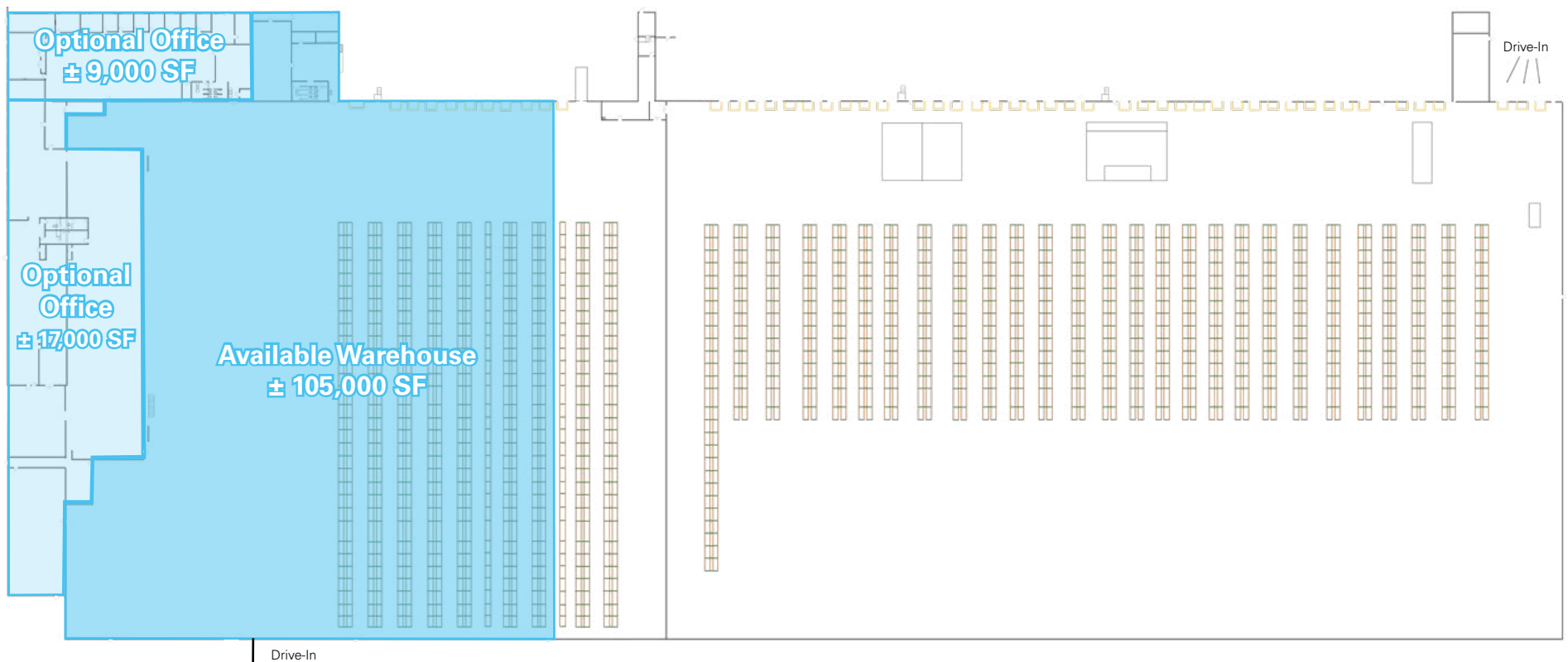
Negotiable

Features

Lunchroom and restrooms
Forklift maintenance room

Sublease Term

Available through 12/31/2032



Option 3

Space

- Warehouse: $\pm$ 365,298 SF
- Office: $\pm$ 26,000 SF
- **Total: $\pm$ 391,298 SF**

Loading

44 docks (all with levelers)
4 drive-in doors

Features

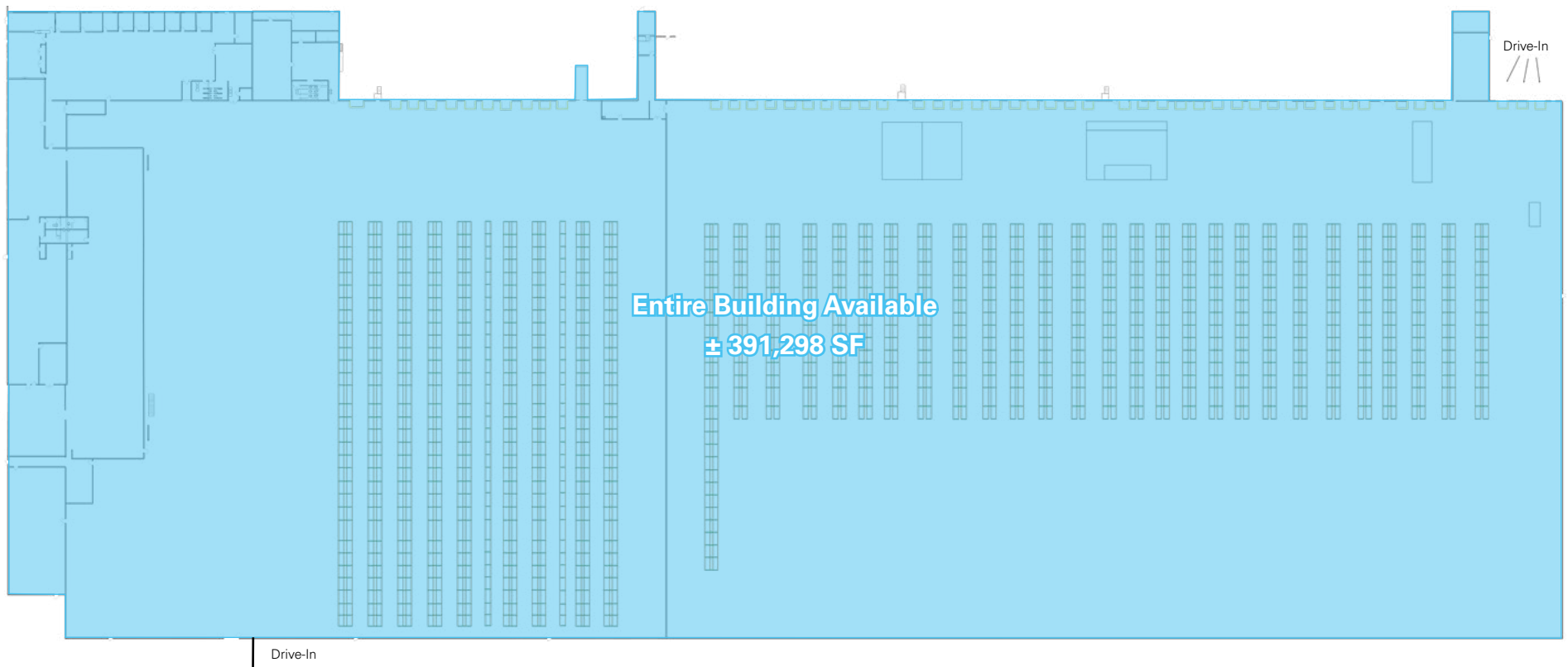
Lunchroom and restrooms
Forklift maintenance room

Lease Rate

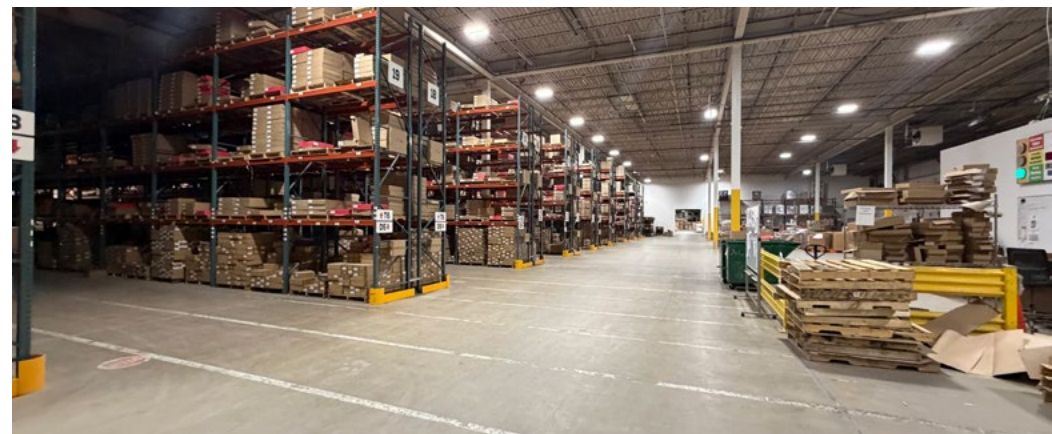
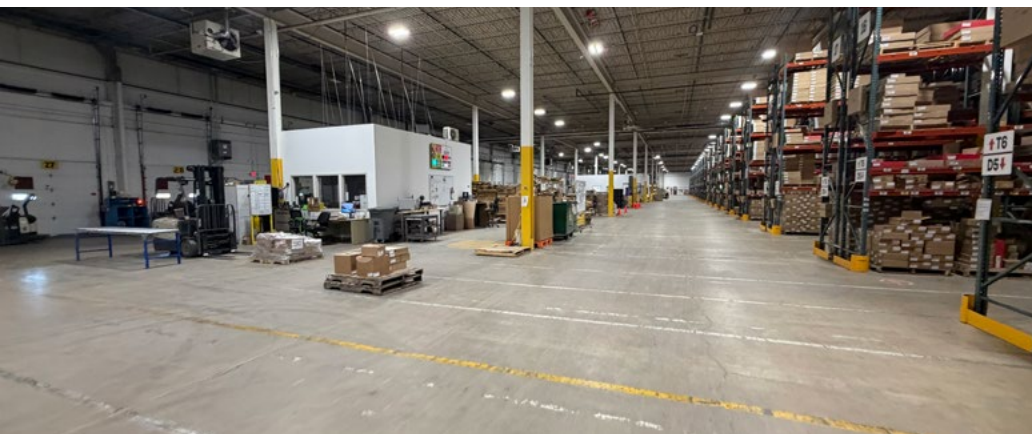
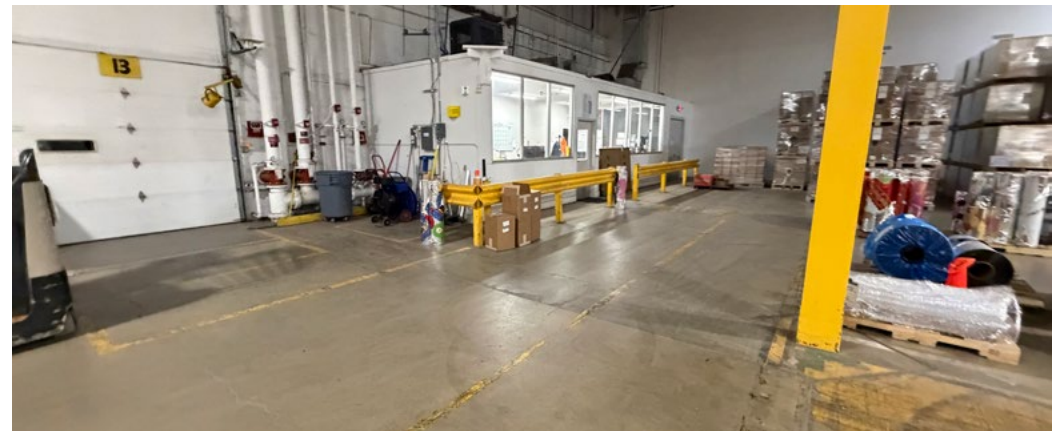
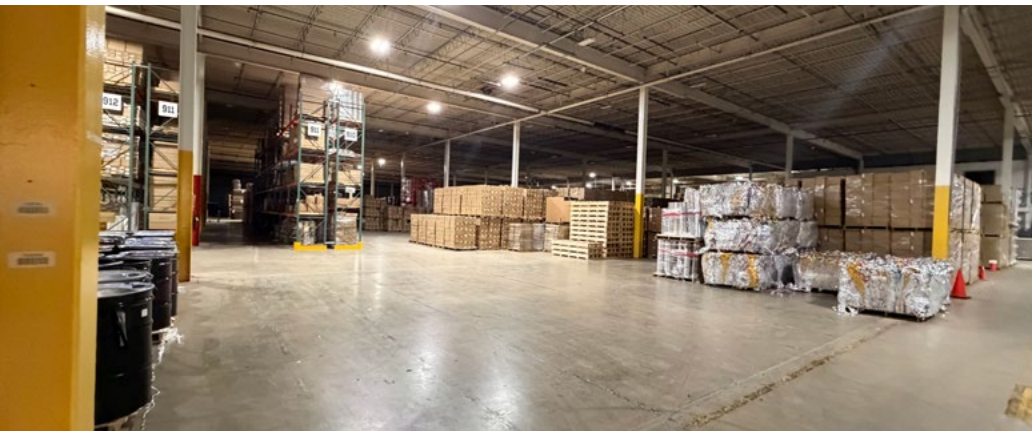
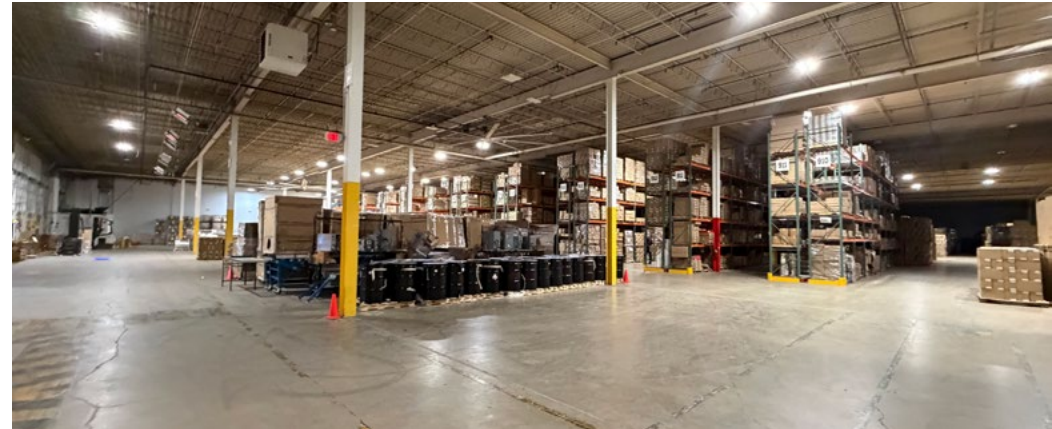
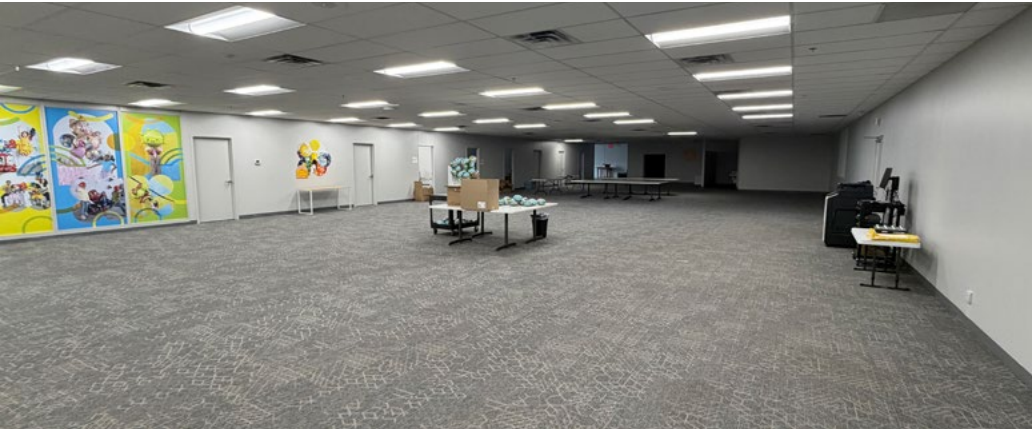
Negotiable

Sublease Term

Available through 12/31/2032



Building Photos



Area Amenities



15 miles
to downtown Minneapolis



12 miles
to MSP International Airport



For information, please contact:

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