



19,149 SF FOR LEASE

# LYNDALE DISTRIBUTION CENTER I, II, III

300-400 WEST 86TH ST | BLOOMINGTON, MN 55431

**TOM BENNETT**  
+1 952 924 4897  
tom.bennett@cbre.com

**TOM HAYHOE**  
+1 952 924 4804  
tom.hayhoe@cbre.com

**PARKER RICKERT**  
+1 612 845 8022  
parker.rickert@cbre.com

**CBRE**

 **Capital  
Partners**

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## PROPERTY DESCRIPTION

- + Infill office warehouse facility
- + Convenient access to I-35W and I-494
- + Visibility from Penn Ave (9,900 VPD)
- + Flexible space plans to accommodate a variety of uses

## NET RENTAL RATES

- Negotiable

## EST. 2025 CAM & RE TAXES

- \$2.74 PSF Tax
- \$1.64 PSF CAM
- \$4.38 PSF Total

## PROPERTY SPECIFICATIONS

### SUITE 322

SF Office: 2,199 SF  
SF Warehouse: 16,950 SF  
Total SF: 19,149 SF  
Loading: 2 dock doors  
Clear Height: 21'

### TOTAL BUILDING SF

I: 31,184 SF  
II: 67,116 SF  
III: 74,675 SF

### YEAR BUILT

1980

### PARKING

1.12/1,000

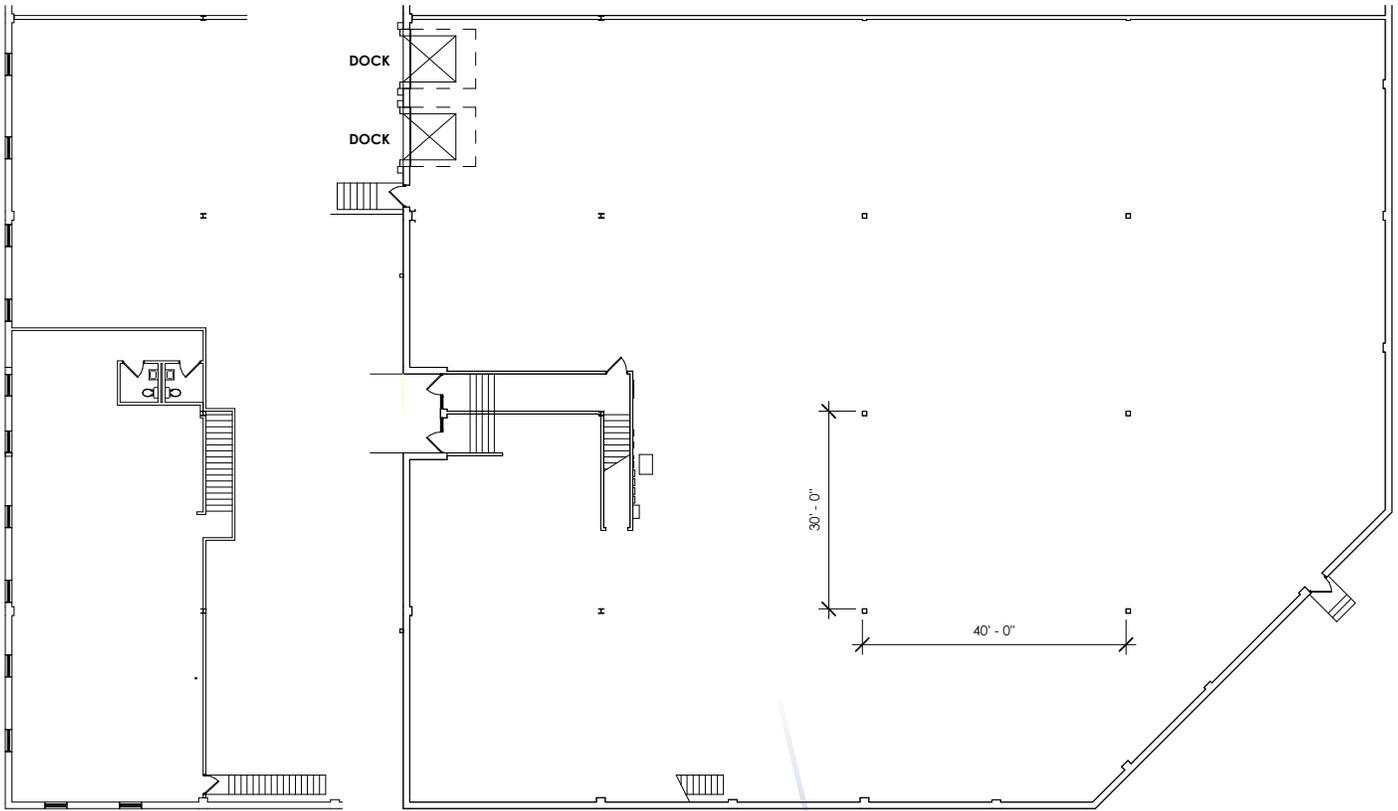
### CLEAR HEIGHT

21-24'

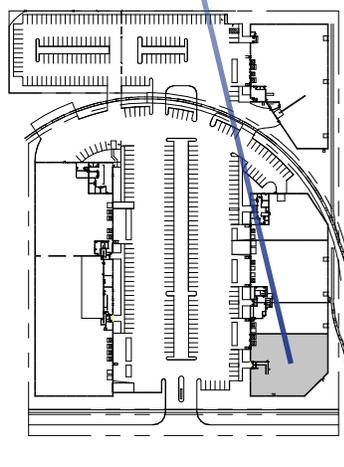
### FREEWAY ACCESS

Convenient access to I-35W and I-494 makes this an ideal distribution space

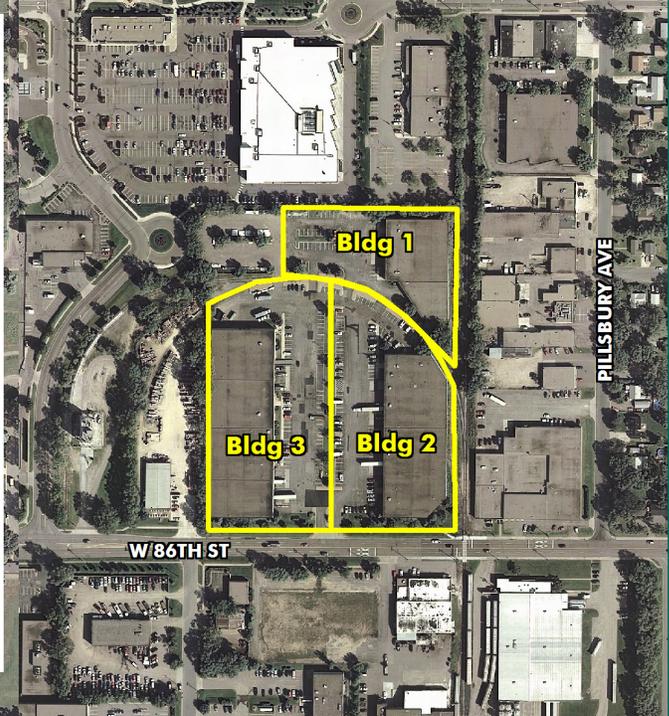
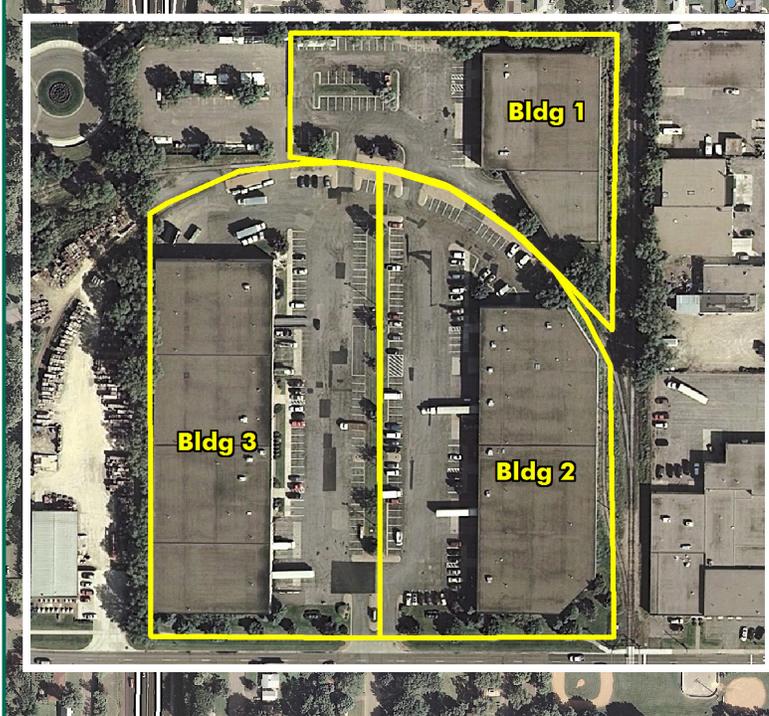
# FLOOR PLAN

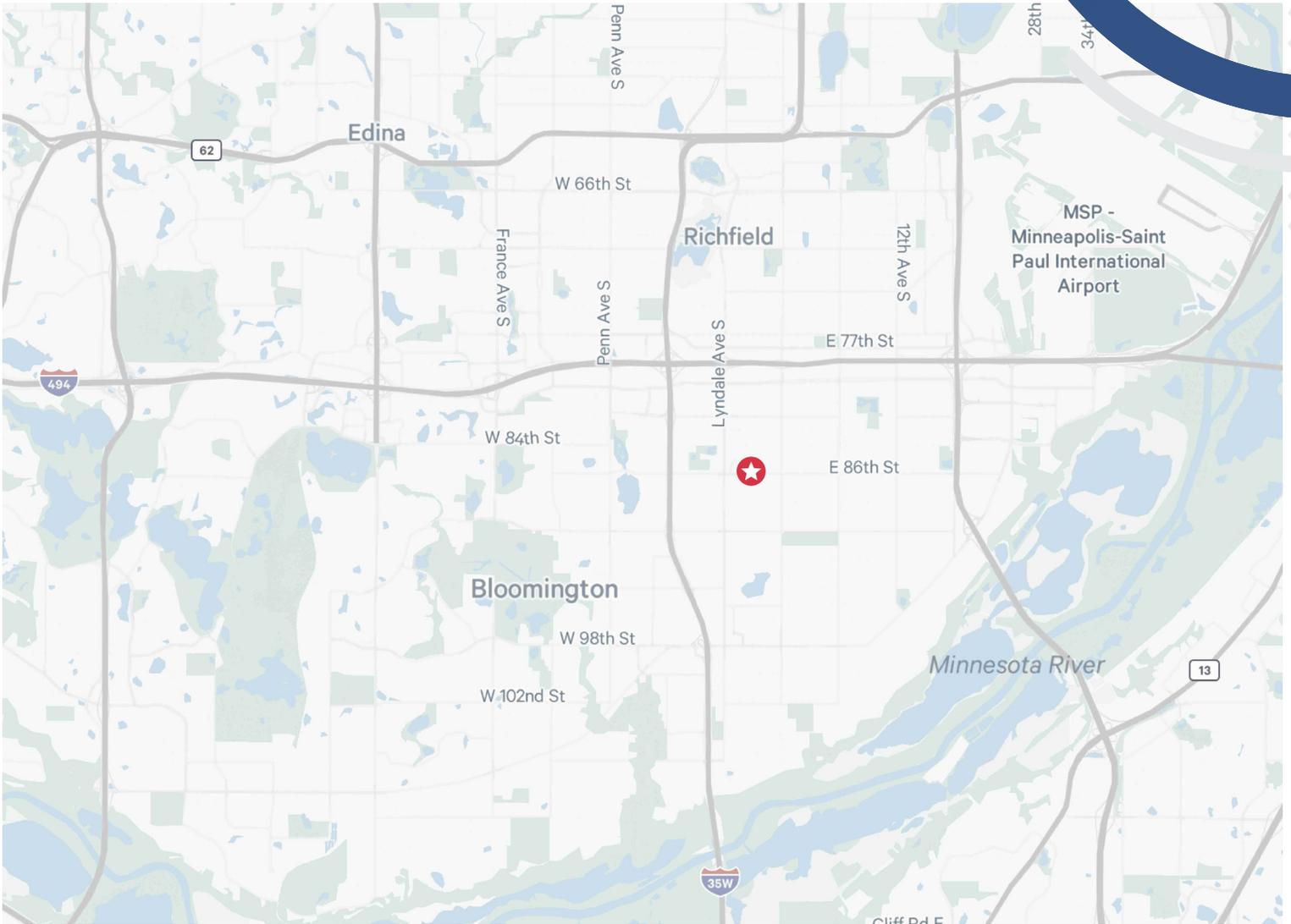


**SUITE 322**  
19,149 SF Total  
16,950 SF Warehouse  
2,199 SF Office  
2 Dock Doors  
21' Clear Height



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## CONTACT US

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