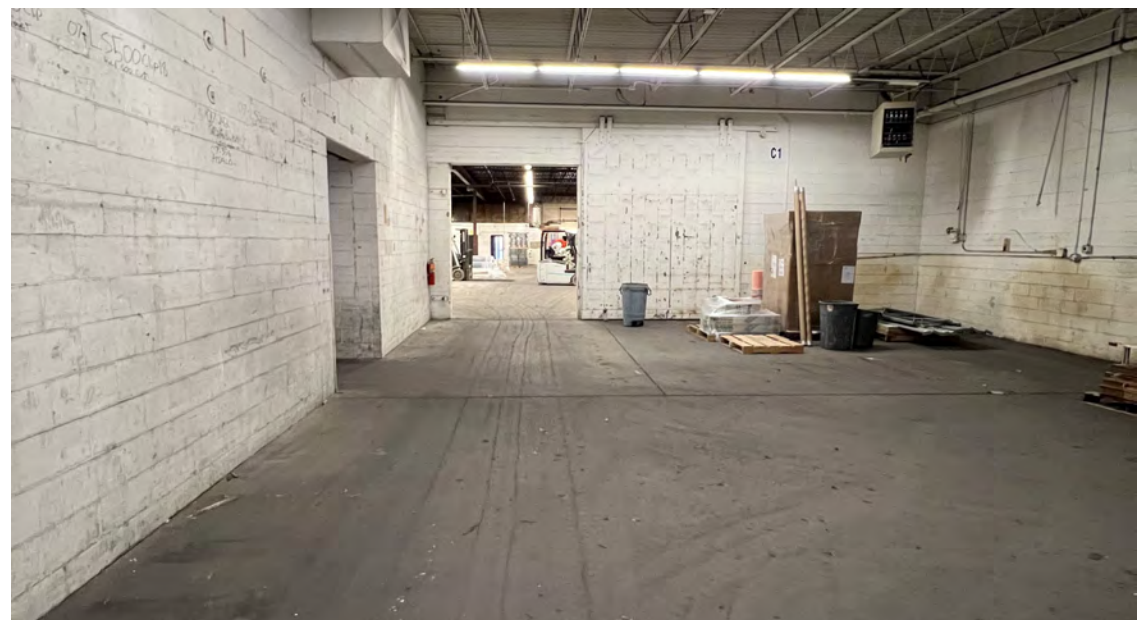


Industrial Warehouse & Office Available

**9130 Grand Ave S,
Bloomington MN**

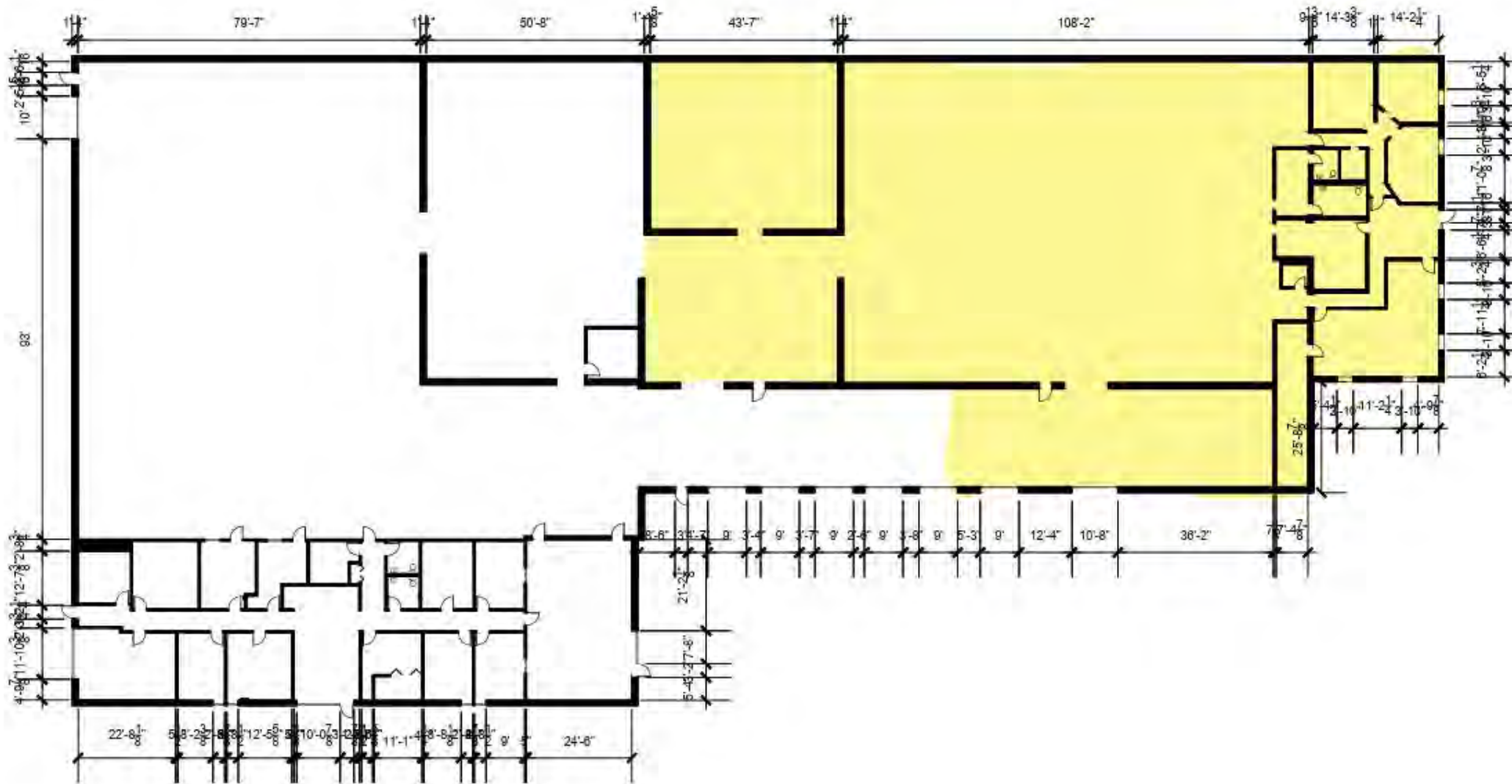


Exceptional industrial property located in the thriving city of Bloomington. This property provides a great opportunity for businesses looking for a functional and versatile space.



Sale Price	\$3,500,000
Lease Price	Negotiable
CAM & Taxes	\$4.50 (2024)
Property Type	Industrial
Property ID	10-027-24-32-0015
Property Status	For Lease
Total SF	36,034 SF
Total Available SF	14,625 SF
Year Built	1964
Tenancy Type	Single
Class	C
Sprinklers	100%
Parking Ratio	1 per 1,000 SF
Parking Spaces	36
Land Area	1.86 Acres
Zoning	I-3, General Industrial
Clear Height	14'-18'
Drive Ins	1
Dock Doors	1







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2024 DEMOGRAPHIC SUMMARY

1.27M
Total Population

36.9
Median Age

704,717
Employed Population

230,022
Households

\$85,438
MEDIAN HOUSEHOLD
INCOME

\$309,200
MEDIAN PROPERTY
VALUE

2.75%
Employment
YEAR-OVER-YEAR
GROWTH

EMPLOYMENT



White Collar **75%**



Blue Collar **13%**



Services **15%**

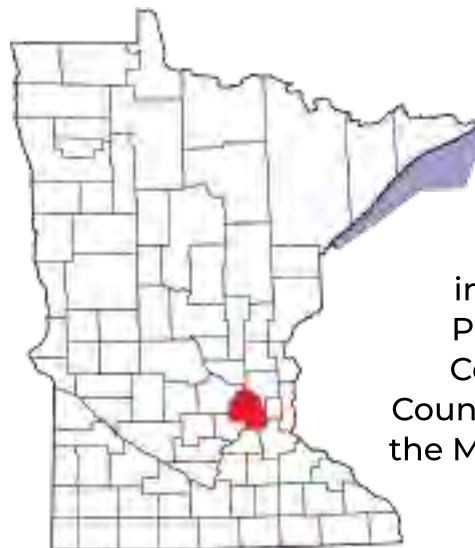


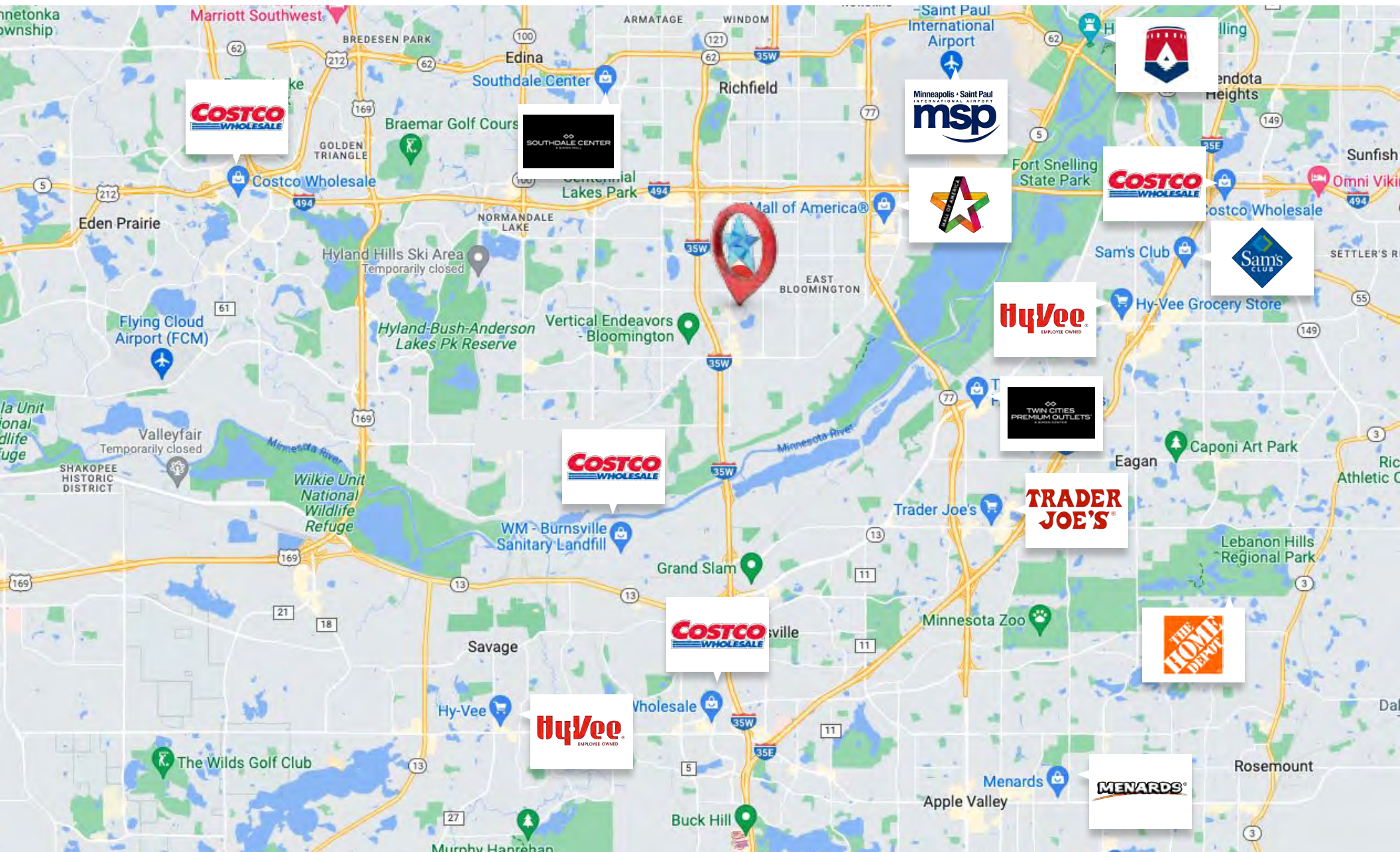
Unemployment Rate

MARKET OVERVIEW

Hennepin County has a population of nearly 1.2 million.

Cities in Hennepin County include Minneapolis, Bloomington, Plymouth, Brooklyn Park, Brooklyn Center, and Minnetonka. Hennepin County is the most populous county in the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area.





Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.


At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



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