



OFFICE/WAREHOUSE SPACE FOR SALE OR LEASE
396 + 400 AMERICAN BLVD E | BLOOMINGTON, MN

396-400 AMERICAN BLVD

PROPERTY SUMMARY

FOR LEASE

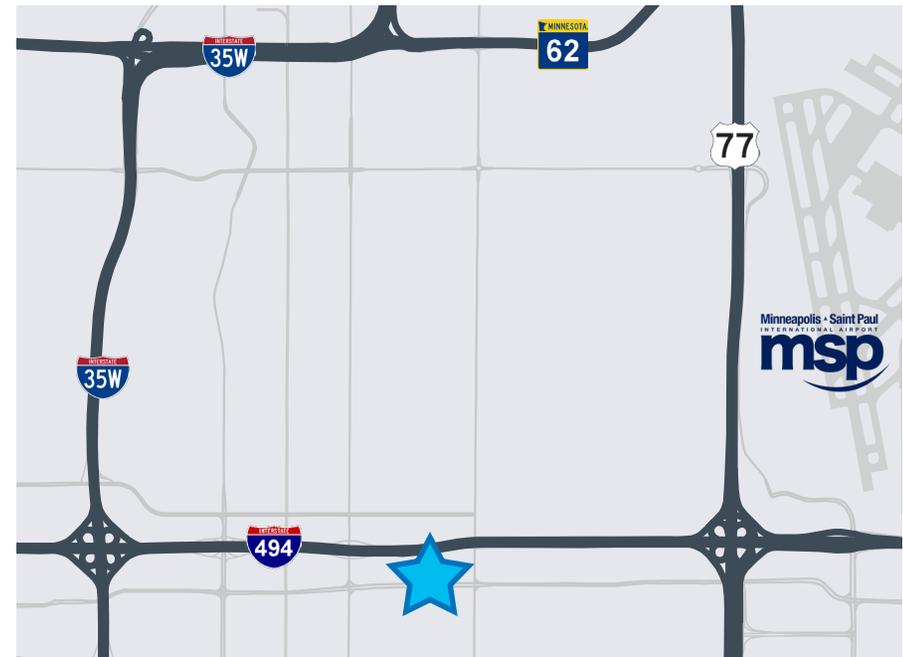
- SUITE 396:** 6,548 sf total
1,864 sf Office | 839 sf Mezz | 3,845 sf Warehouse
- One (1) 12' x 14' Drive-in Door
- One (1) 10' x 12' Drive-in Door
- SUITE 400:** 6,548 sf total
1,740 sf Office/Tech | 854 sf Mezz | 3,954 sf Warehouse
- RENTAL RATES:** Negotiable
- CAM + TAXES:** \$4.50 psf (2025 est.)

HIGHLIGHTS

- SUITE 396:**
- Carbon Monoxide/CO gas detection system with exhaust and fan
 - Full kitchen
 - New fire sprinkler system
 - Total LED lighting
 - 16' clear height in warehouse
- SUITE 400:**
- Unique Amenity: Office space includes access to a regulation indoor pickleball court
 - Flexible Build-Out: Customize the space to fit your business needs and vision
 - Work & Play Environment: Boost employee engagement with a fun and active workplace

FOR SALE

- ASKING PRICE:** Negotiable
- 2025 TAXES:** \$38,977.70
- SUITE 396+400:** 13,095 sf total
- 16' clear height
- 1-100 amp, 120/208 volt electrical, 3-phase
- 2-200 amp, 120/208 volt electrical, 3-phase
- 25 parking stalls
- Security system available
- Flexible multi-tenant configuration possible
- Great freeway access to I-494, I-35W, Hwy 77

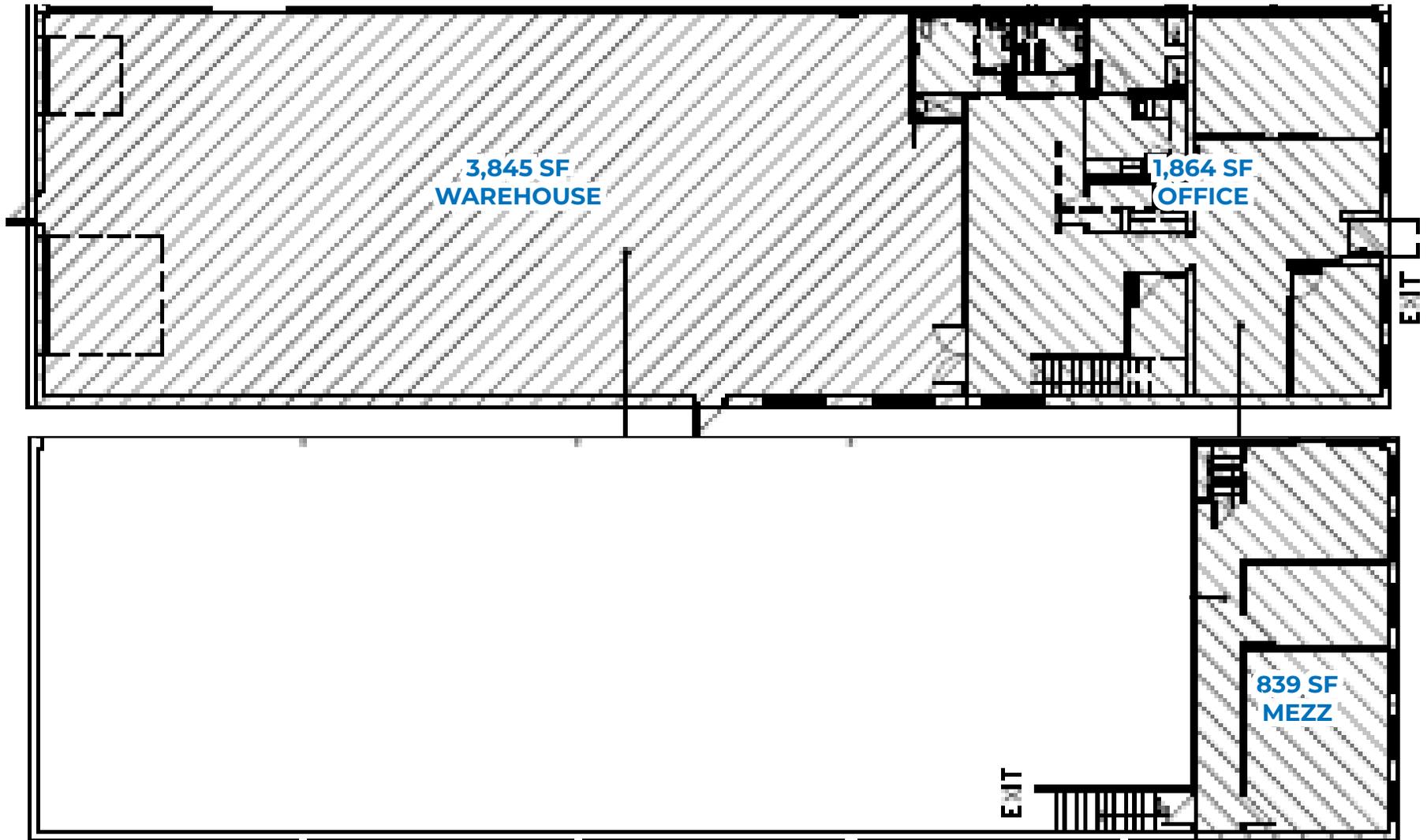


for information
CONTACT

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 TRANSWESTERN REAL ESTATE SERVICES

396 AMERICAN BLVD FLOOR PLAN

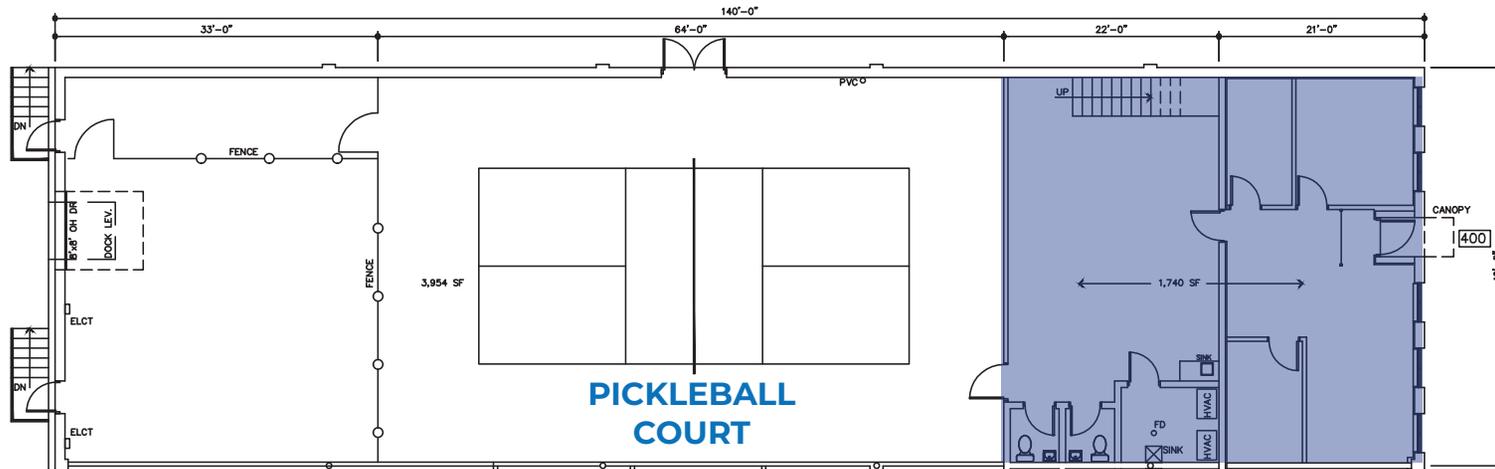


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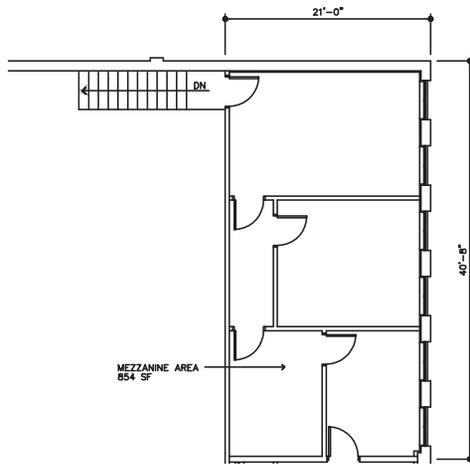
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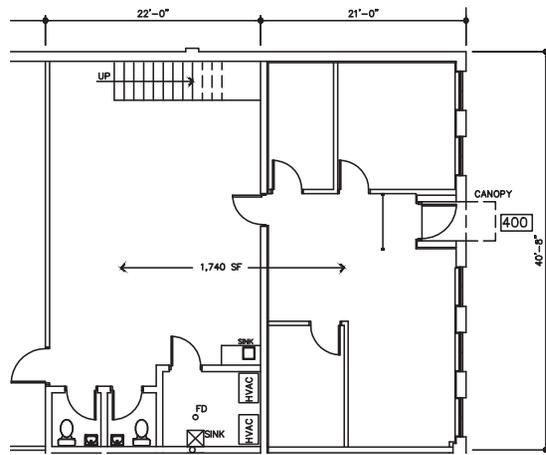
400 AMERICAN BLVD FLOOR PLAN



NORTH 3 FLOOR PLAN
1/16"=1'-0" (5,694 SF TOTAL)



NORTH 2 MEZZANINE PLAN
1/16"=1'-0" (854 SF)



NORTH 1 OFFICE PLAN
1/16"=1'-0" (1,740 SF)



DESIGN GROUP
(612) 944-3887
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ready@rdcdesigngroup.com

REVISIONS:

PICKLE 0 LLC
EXISTING CONDITIONS
400 AMERICAN BLVD.
BLOOMINGTON, MINNESOTA

PROJECT	25017
DRAWN	RDQ
DATE	03-20-25

400

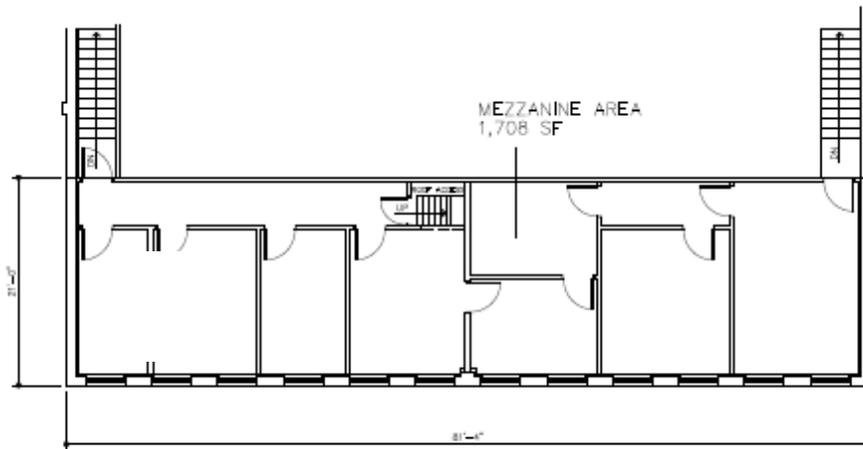
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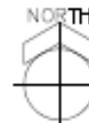
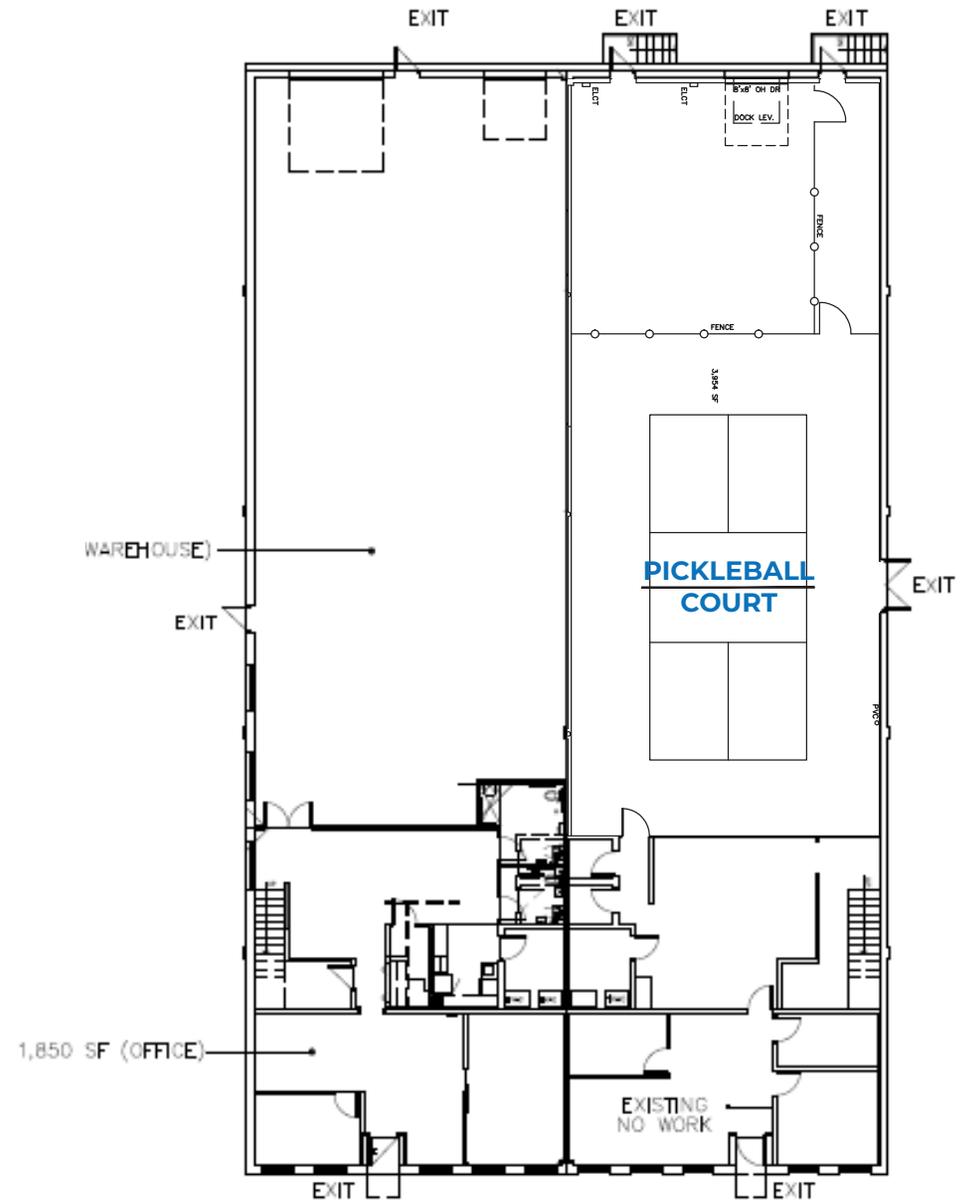
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FLOOR PLAN



2 MEZZANINE FLOOR PLAN
1/8" = 1'-0"



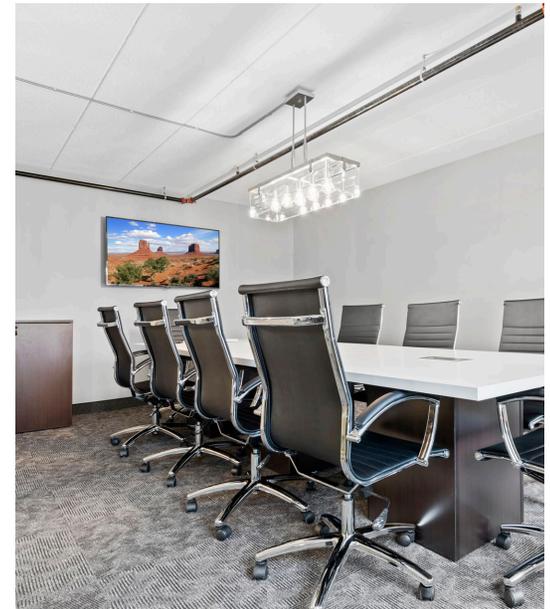
2 FIRST FLOOR SF PLAN
1/16" = 1'-0"

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TW TRANSWESTERN REAL ESTATE SERVICES

396 AMERICAN BLVD BUILDING PHOTOS



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