



Colliers

Available | Sale or Lease

9715 James Avenue S
Bloomington, MN

Tom Sullivan, SIOR
Executive Vice President
+1 952 897 7710
thomas.sullivan@colliers.com

Mark Drummond
Associate
+1 952 897 7735
mark.drummond@colliers.com

Ben Rorvick
Associate
+1 952 897 7761
ben.rorvick@colliers.com

1600 Utica Avenue S
Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700

9715 James Ave S | For Sale or Lease

Property Profile

Property Overview

Location 9715 James Avenue S, Bloomington, MN

PID # 16.027.24.24.0029

Building Size 42,043 SF Warehouse
7,402 SF 1st Floor Office
8,671 SF 2nd Floor Office/Mezzanine
58,116 SF Total

Land Size 2.12 Acres

Year Built 1973

Clear Height 26'

Loading Docks 4

Column Spacing 23' x 56'

HVAC 7 roof top units, forced air

Sprinkler Yes

Parking 57 stalls

Available Immediately

Lease Rate **Negotiable**

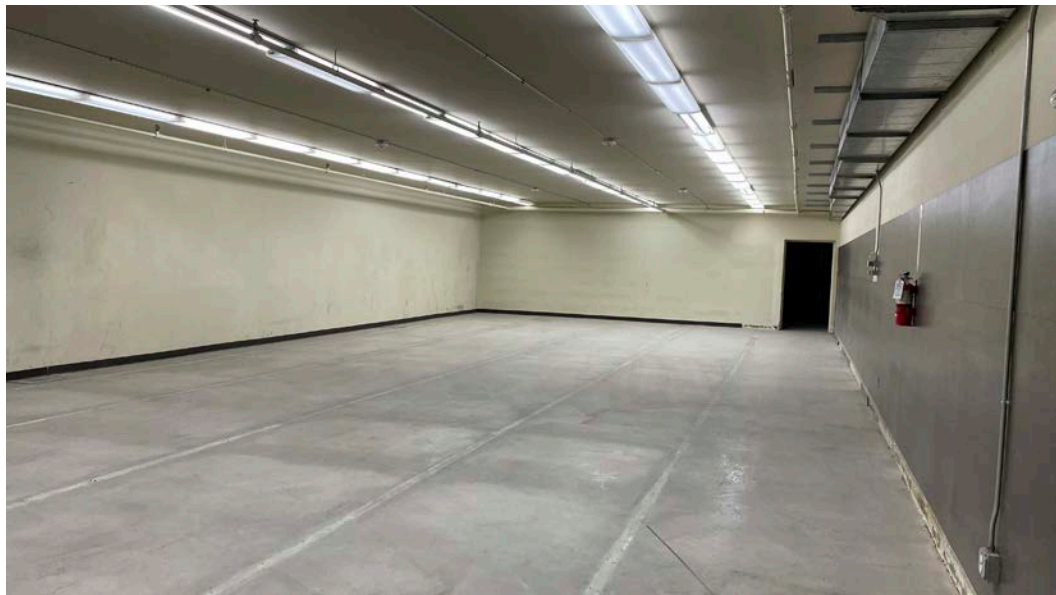
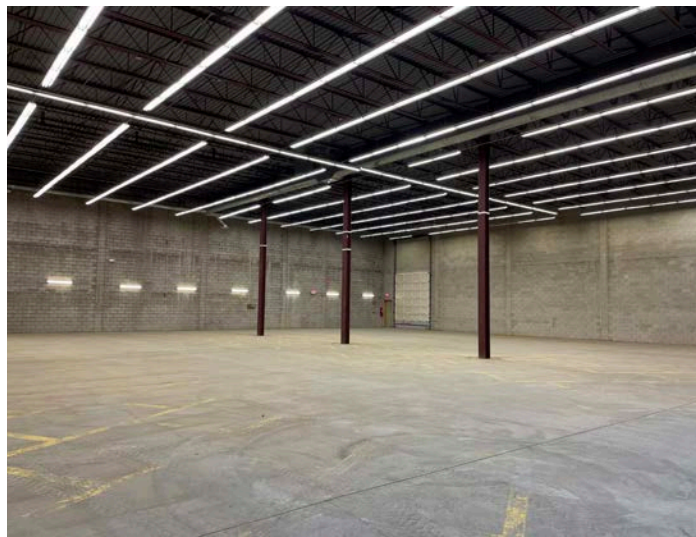
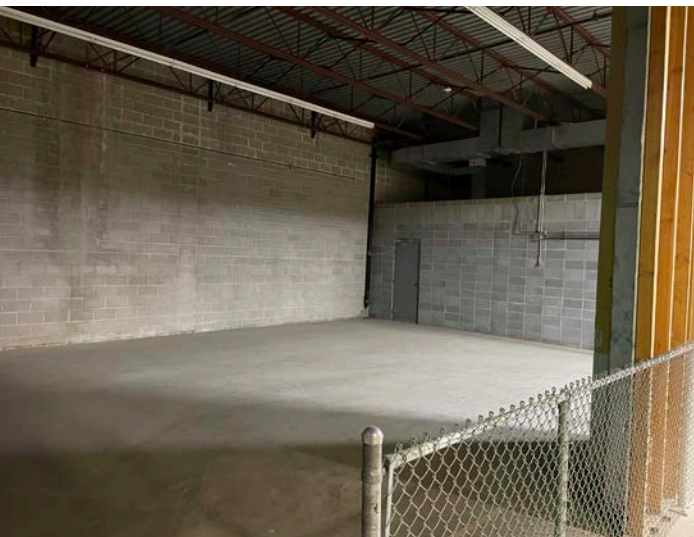
Sale Price **Negotiable**



Property Highlights

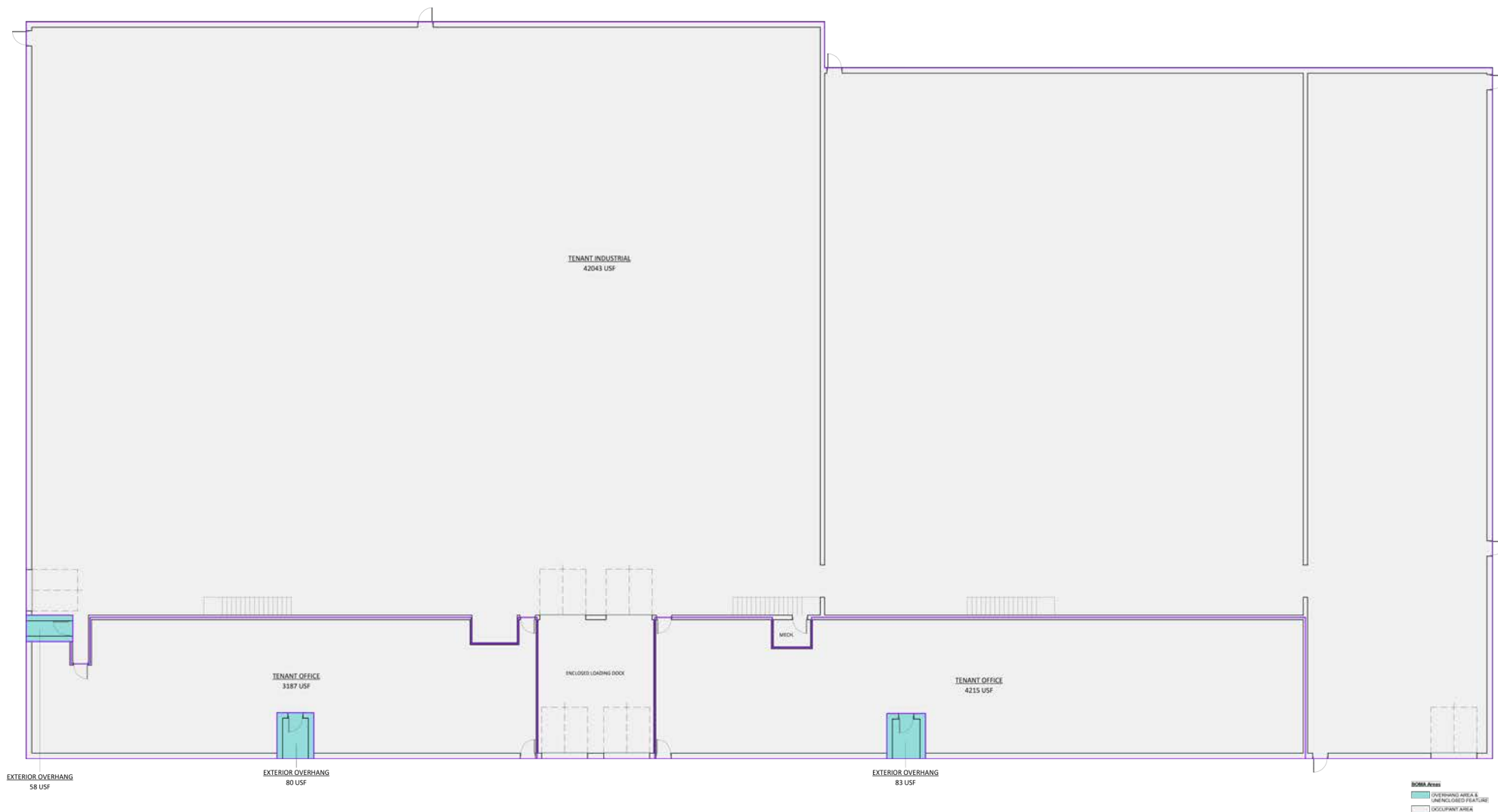
- 58,116 SF stand-alone building in Bloomington
- Great access to Interstate 35, Interstate 494 and Minneapolis/St. Paul International Airport
- Close proximity to area amenities





Floor Plan

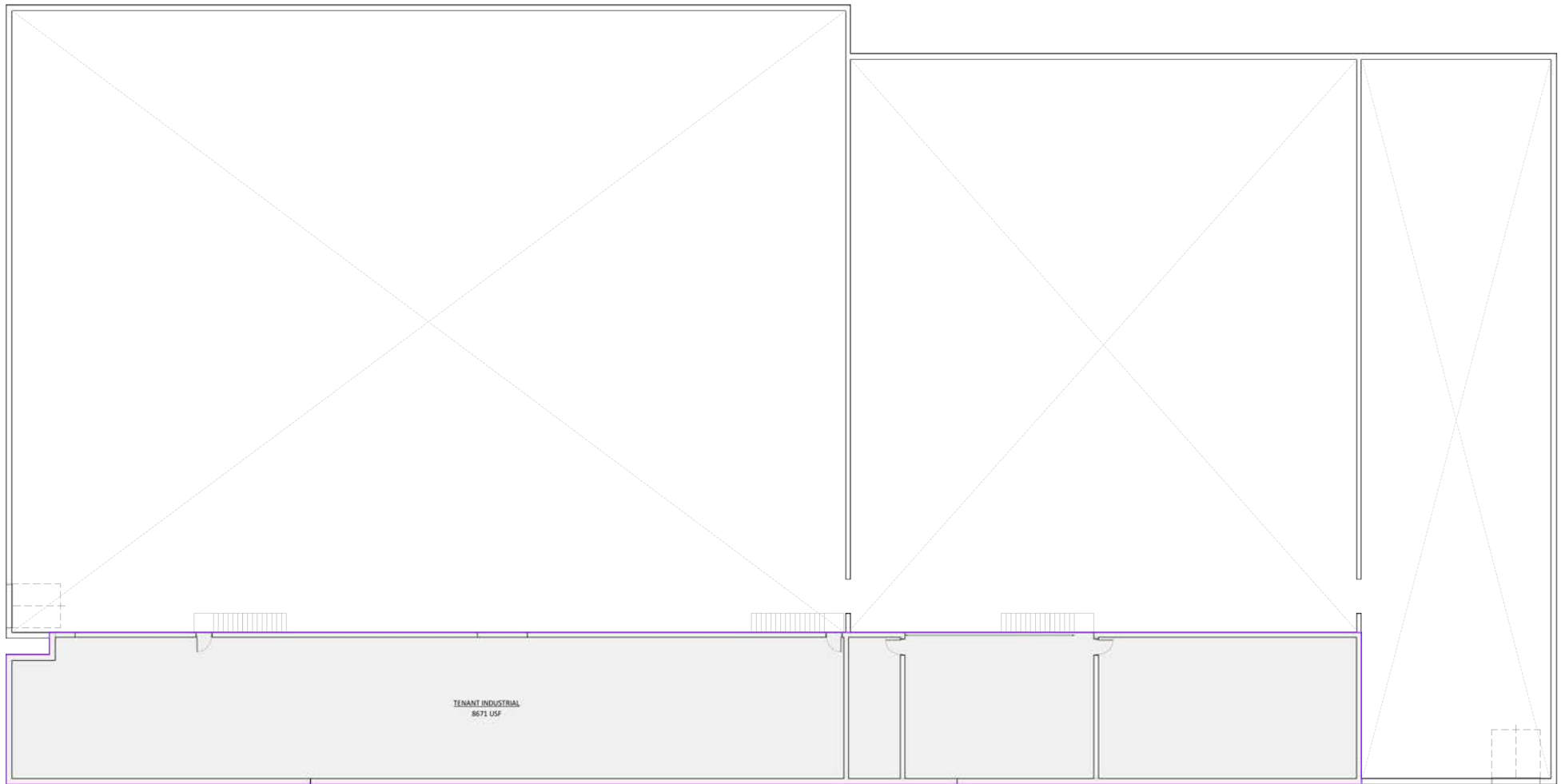
Level One



BOA Area
OVERHANG AREA & UNENCLOSED FEATURE
OCCUPANT AREA

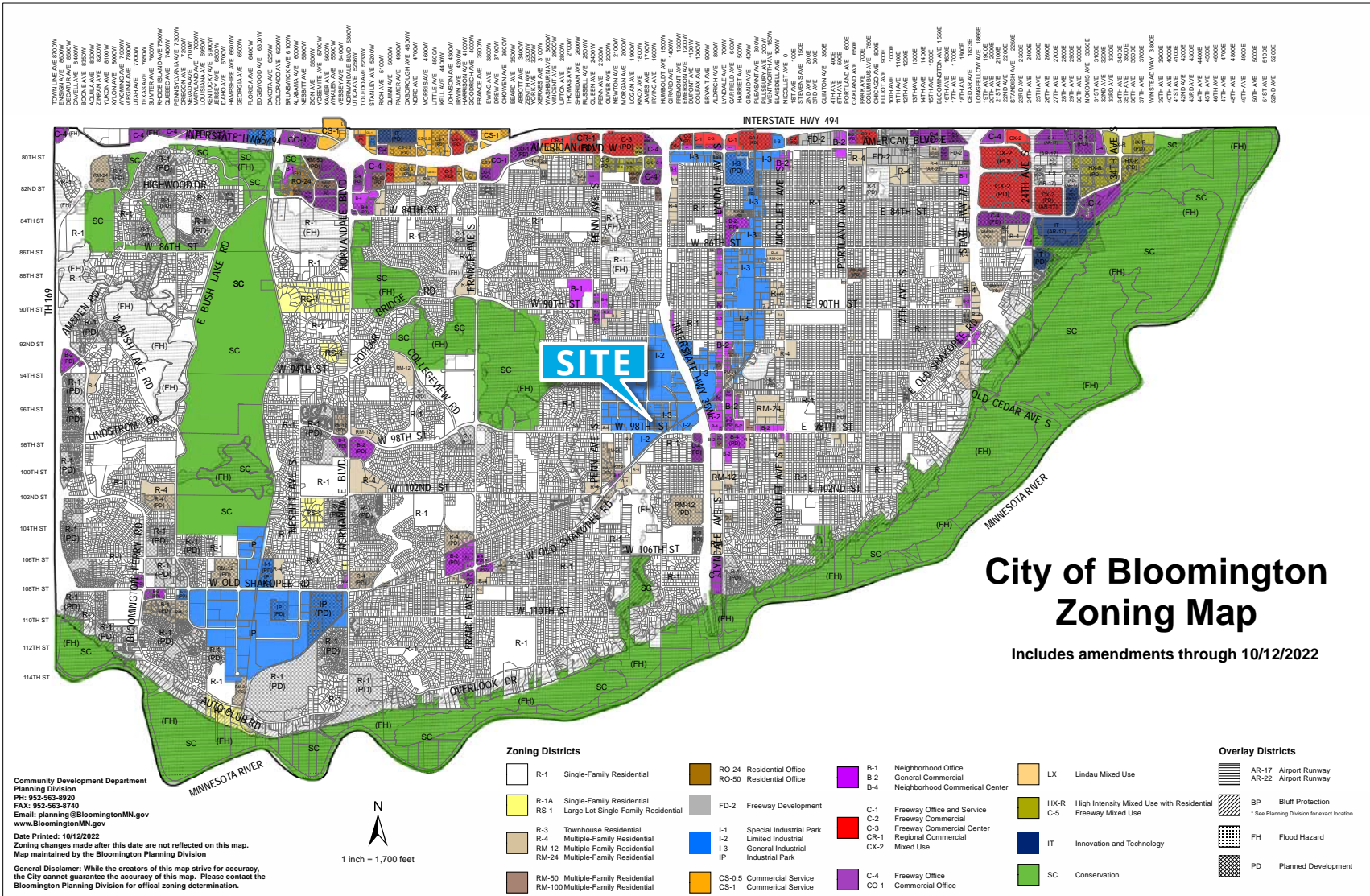
Floor Plan

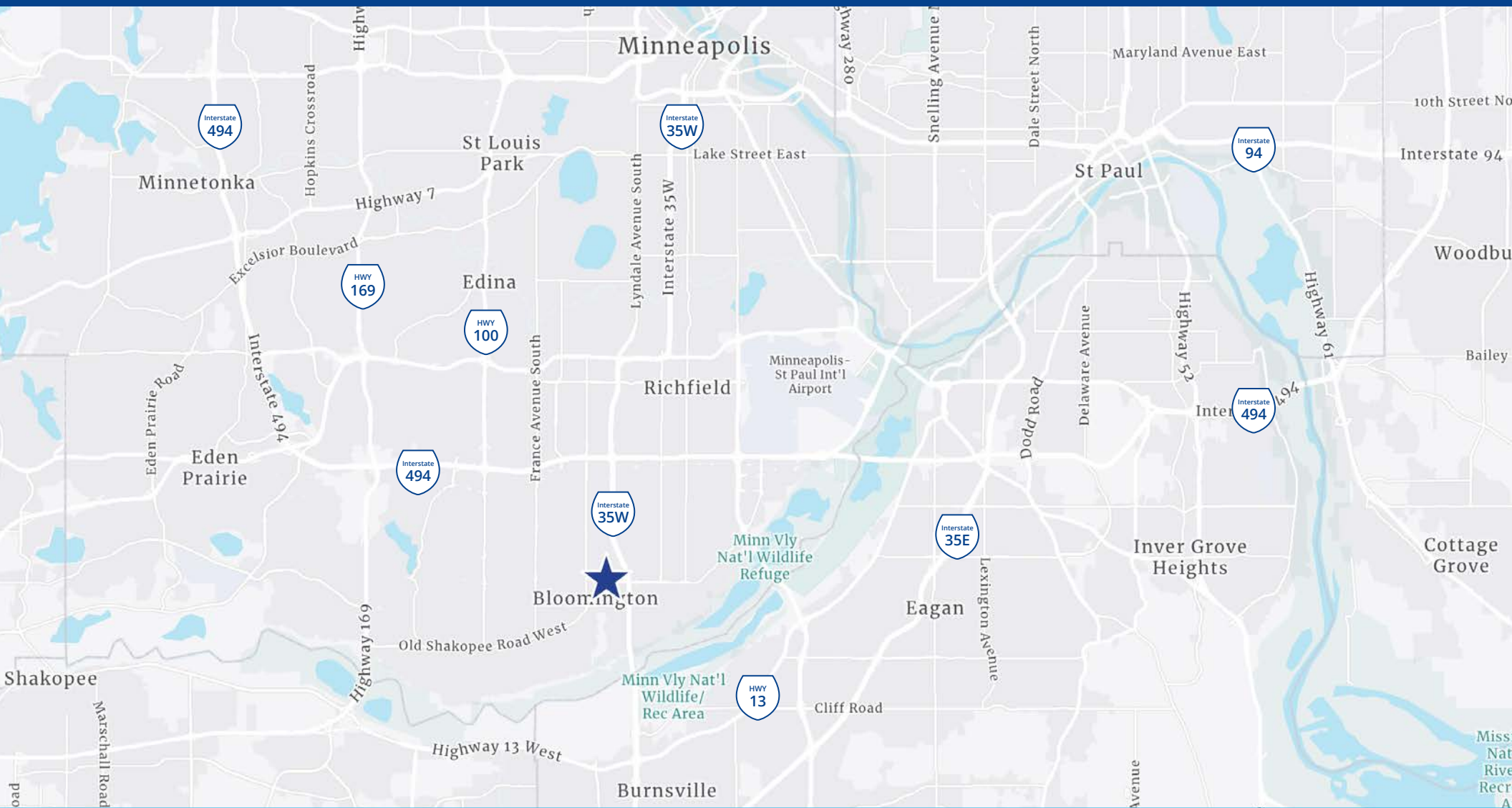
Level Two



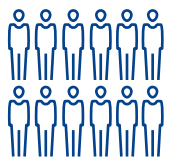
Zoning Map

ZONED I-3 GENERAL INDUSTRIAL





Demographics (5 mile radius)



2022
population

214,463



2022 Average
Household Income

\$115,607



1 Minute
to Bus Stop



9.0 Miles
to Minneapolis/St. Paul
International Airport



1600 Utica Ave S, Suite 300
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