

FOR LEASE - SUITE 135

BLOOM TECH WORKPLACE

9201 E Bloomington Fwy
Bloomington, MN 55420



Leased By:

STACK
INDUSTRIAL PARTNERS

Professionally Owned & Managed By:

CH CLEAR HEIGHT
PROPERTIES

PROPERTY OVERVIEW

General Building Information

Total Building Size

121,684 SF

Year Built

1985

Parcel Size

8.55 acres

Parking

354 Spaces

Electric Capacity

3 Phase; 1,200 amps, 120/208v

Owned & Managed By

Clear Height Properties

Suite 135 Specs

Total Square Footage

13,276 SF

Available

1/1/2027

Warehouse Size

7,154 SF

Loading

1 Dock

Office Size

6,122 SF

Clear Height

14'

Sprinklers

Yes

Lighting

T8

Financials

Lease RateOffice: \$12.50 PSF
Warehouse: \$6.50 PSF**CAM/Tax (2026)**\$2.39 (CAM)
\$3.46 (Tax)
\$5.85 Total

AVAILABILITY OVERVIEW

Suites 135-140

Total Square Footage

18,791 SF

Warehouse Size

11,037 SF

Office Size

7,754 SF

Loading

2 Docks

Suites 135, 140, & 145 Specs

Total Square Footage

21,783 SF

Warehouse Size

12,245 SF

Office Size

9,538 SF

Loading

3 Docks

Suites 135, 140, 145, & 150-160 Specs

Total Square Footage

26,825 SF

Warehouse Size

14,563 SF

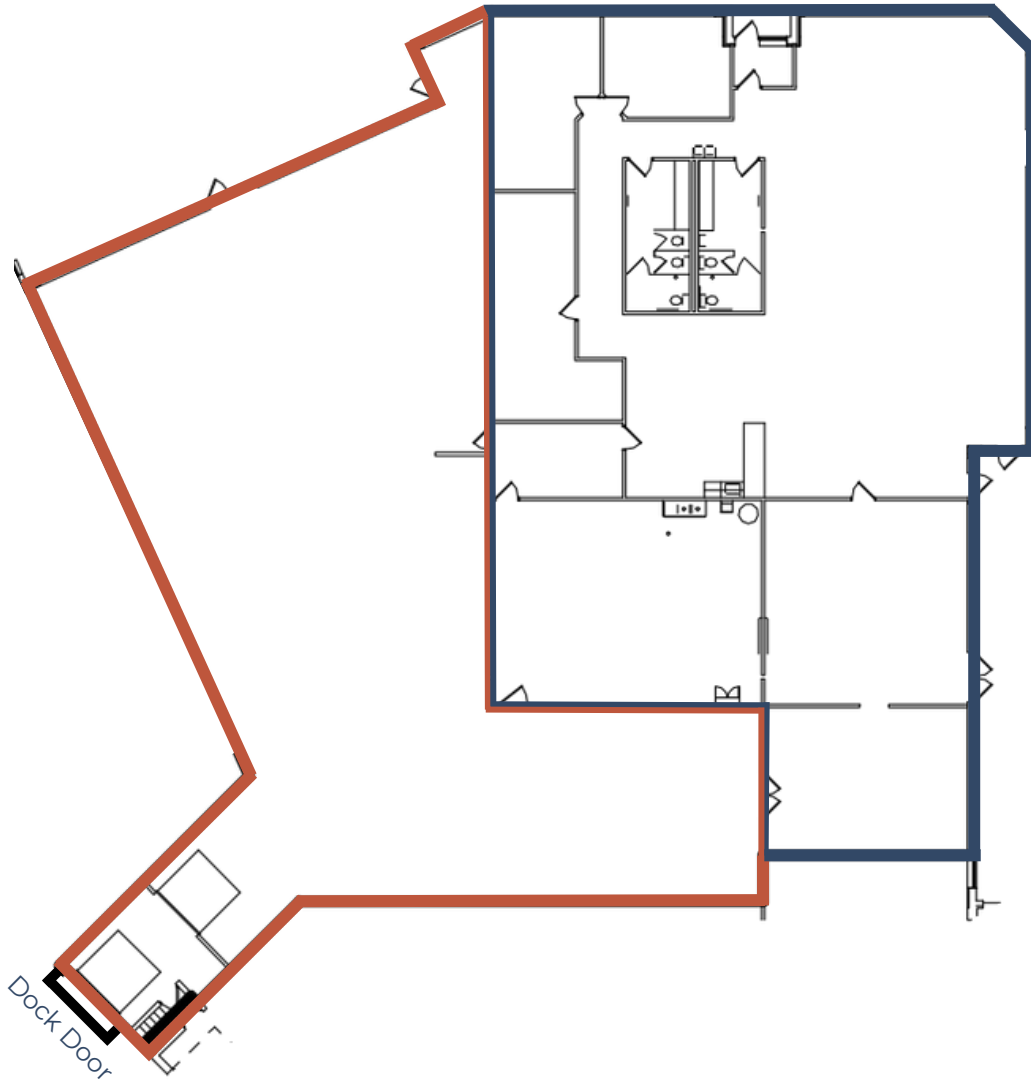
Office Size

12,262 SF

Loading

4 Docks | 1 Drive-In

AVAILABLE SPACE - SUITE 135



13,276 SF
Total

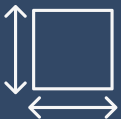


6,122 SF
Office



7,154 SF
Warehouse

AVAILABLE SPACE - SUITE 135 & 140



18,791 SF
Total

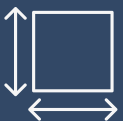


7,754 SF
Office



11,037 SF
Warehouse

AVAILABLE SPACE - SUITE 135, 140, & 145



21,783 SF
Total

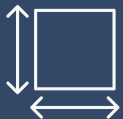
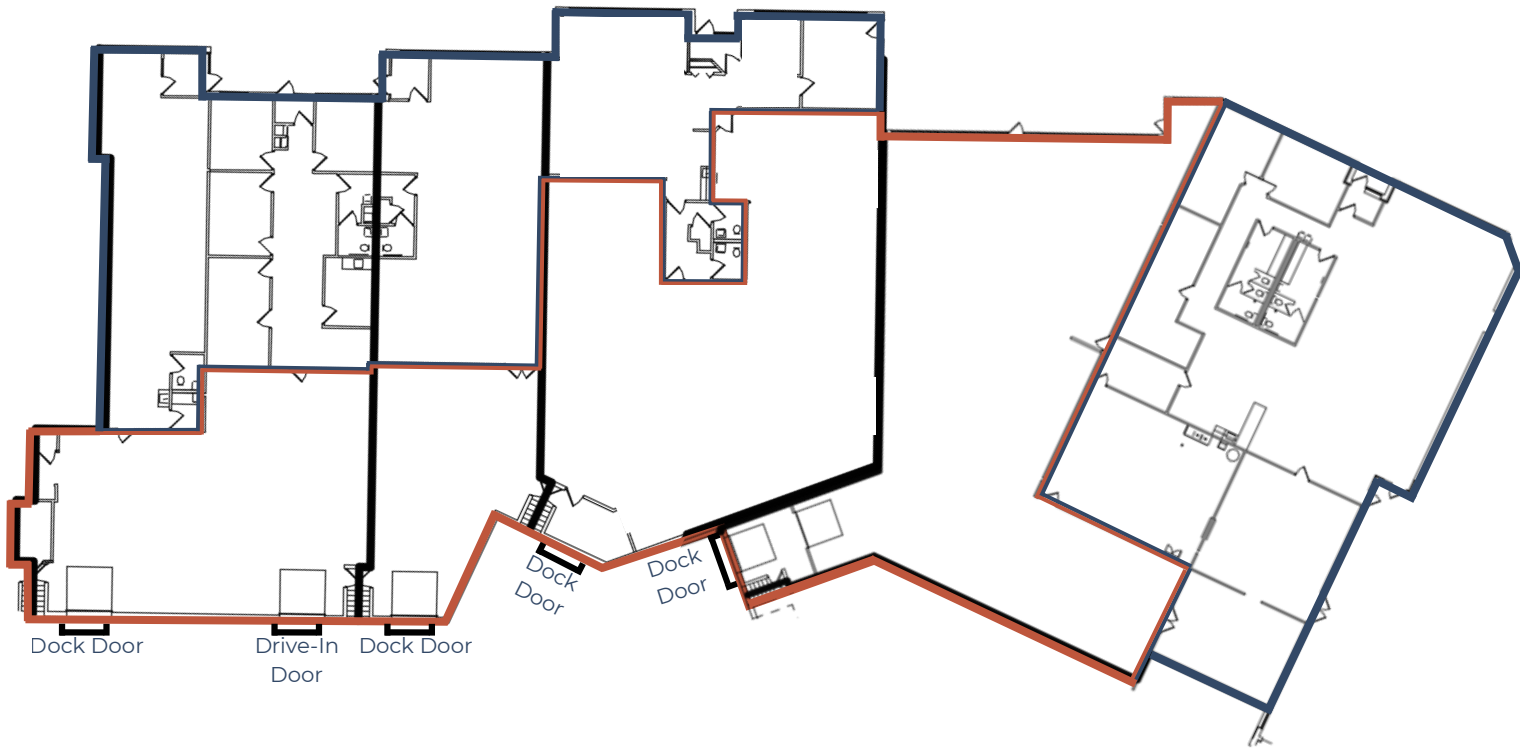


9,538 SF
Office



12,245 SF
Warehouse

AVAILABLE SPACE - SUITES 135, 140, 145, & 150-160



26,825 SF
Total



12,262 SF
Office

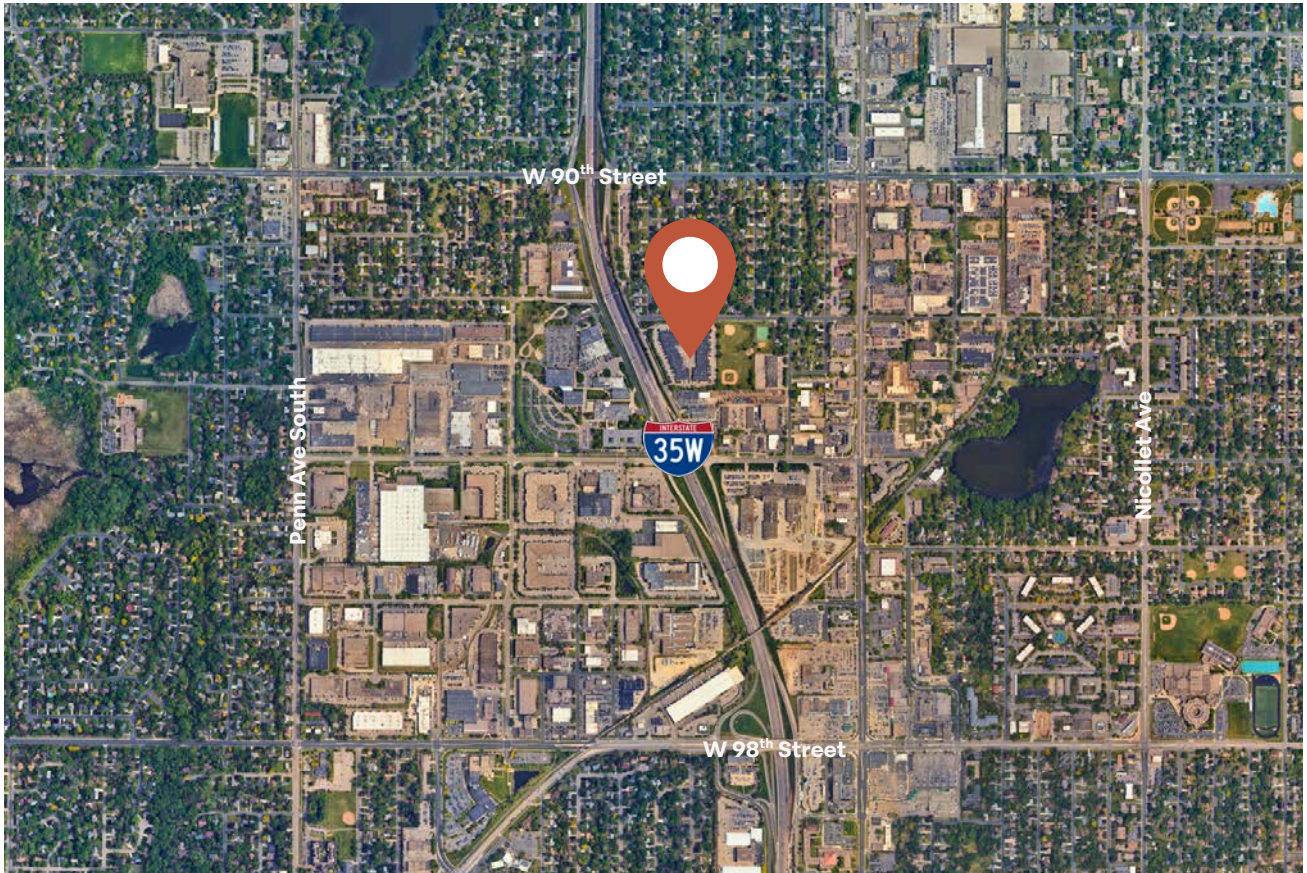


14,563 SF
Warehouse

PROPERTY IMAGES



LOCATION



Nearby Restaurants

Applebee's
Popeyes
Sports Page
Perkins Restaurant & Bakery
Nine Mile Brewing
Green Mill Restaurant & Bar
Dairy Queen
Snuffy's Malt Shop
White Castle
McDonalds
Taco Bell



Nearby Retail

Valvoline
Cub Foods
Duluth Trading Co
Vertical Endeavors
Discount Tire
Anytime Fitness
Dollar Tree
Carquest Auto Parts
FedEx
CrossFit 952
Extra Space Storage

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