



6900 110TH STREET WEST

Office/Industrial Headquarters



FOR SALE

6900 110th Street West
Bloomington, MN
55438



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PROPERTY OVERVIEW

Located in Bloomington, Minnesota, this property enjoys a high-visibility address in the heart of the metro's southwestern corridor—just minutes from major highways and the Minneapolis-St. Paul International Airport. Its easy access to both the core metro and suburban amenities makes it an ideal headquarters site for professional services, technology, R&D, or manufacturing company.

The building has served as the North American headquarters of a global company since 1997. Given its longstanding use as a high-tech corporate and manufacturing facility, the space is well suited to organizations seeking a ready-infrastructure location—with office, logistics, production and R&D capabilities already proven.

PROPERTY FEATURES

- Proximity to amenities:** Major retail, dining, transit and lodging nearby, the site supports both the employee experience and business hospitality needs
- Flexible use:** Built for office, assembly/production, and research & development, the property offers multi-modal use options
- Strategic site access:** Easy access for employees, suppliers and distribution—with major highways and airport connectivity

Address: **6900 110th Street W**
Bloomington, MN
55438

56,185 SF
Square Footage: Office Space: 43,409 SF
Industrial Space: 12,776 SF

Acreage: **5.61**

Clear Height: **12 ft.**

Deck Height: **16.5 ft.**

List Price: **\$7,890,000**

Industrial Park (IP)

Zoning:
Primary Uses:
Office
Research & Development
Assembly & Fabrication
Warehousing & Distribution

County: **Hennepin**



Location & Setting

- Located in West Bloomington, a premier suburban corridor west of I-35W
- Minutes from Hyland Park Reserve, Highland Park, and the Minnesota River Valley Trail system
- Easy access to I-494, US-169, and Hwy 100 for quick metro connectivity
- Mature, park-like surroundings with trails, lakes, and preserved natural areas

Recreation & Outdoors

- Dwan Golf Course – ~2 miles / 5 min drive
- Minnesota Valley Country Club – ~3 miles / 6 min drive
- Hyland Hills Ski Area & Park Reserve – ~3 miles / 7 min drive
- Minnesota River Valley State Trail – access within minutes for walking and biking

Dining Options Nearby (5–10 min drive)

- Kincaid's Fish, Chop & Steakhouse – upscale steak and seafood
- NorthStar Tavern – casual local favorite with patio and craft beer
- Green Mill Restaurant & Bar – pizza, pasta & pub classics
- Lela Restaurant – upscale dining near Hwy 100
- Bloomington ChopHouse & FireLake Grill House – elevated options near MOA & airport area

Retail & Services

- Valley West Shopping Center – grocery, fitness, and neighborhood retail (~5 min)
- Southtown Shopping Center – Target, Michaels, and dining (~10 min)
- Mall of America – major regional retail and entertainment hub (~12 min)
- Numerous nearby grocery stores, hotels, and service amenities along 98th St and Normandale Blvd.

Accessibility

- ~10 min to Minneapolis–St. Paul International Airport
- ~15 min to Downtown Minneapolis and Eden Prairie business centers
- Served by multiple Bloomington transit routes and major arterials

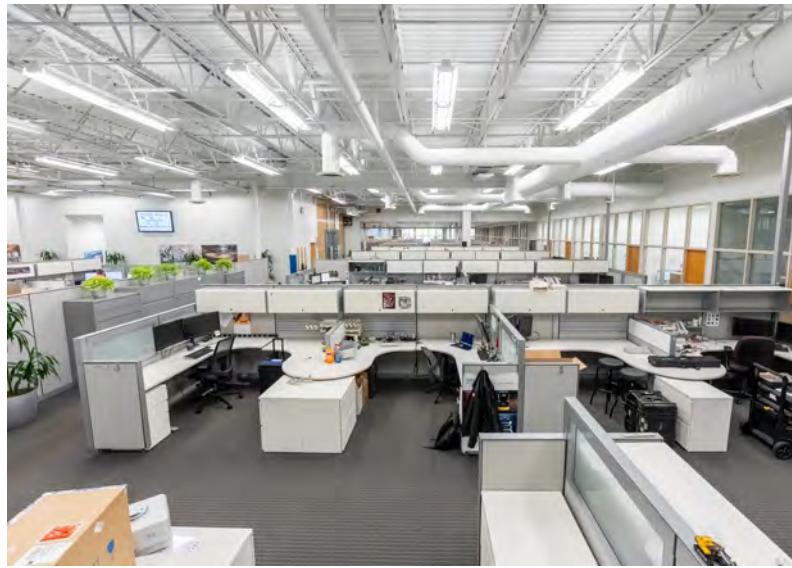


Property Facts

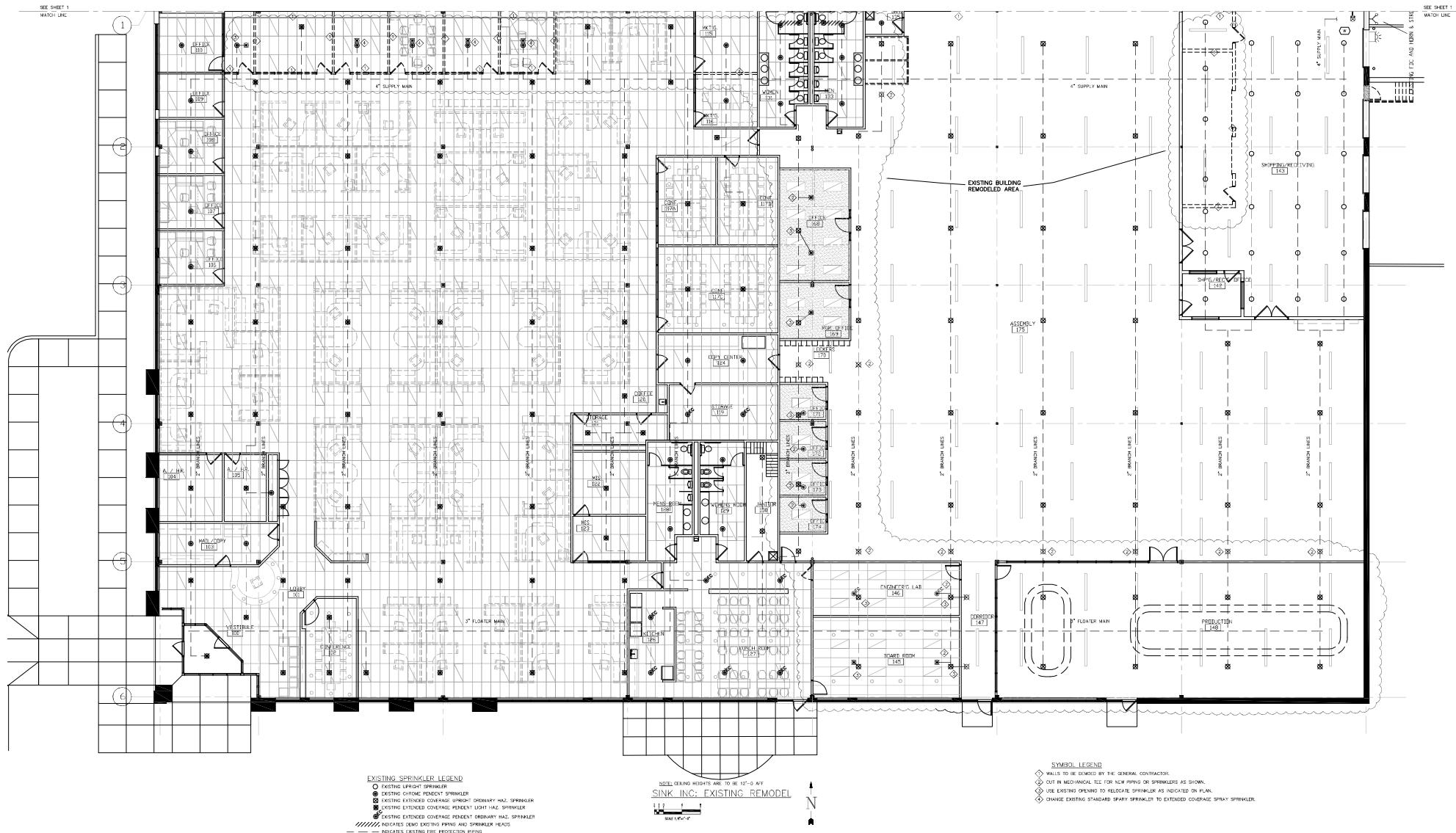
HVAC:	Fully air conditioned
Power:	480V, 1200 amp
Docks:	3 truck doors with 1 leveler
Drive-In Doors:	1 drive-in
Clear Height:	12 ft.
Deck Height:	16 ft.
Construction Date:	1998
Roof Top Unit Details:	Detailed report to be provided upon request
Needed Improvements:	New roof and resurfacing the parking lot
Furniture Available:	All system furniture can stay. Lobby furniture and some chairs to stay. A/V to stay in conference rooms.











PIPE INTERNAL DIAMETER SCHEDULE									
PIPE SIZE	1"	1 1/2"	2"	2 1/2"	3"	4"	6"		
SCH. 10	N/A	N/A	1.82	2.159	2.429	3.26	4.26	5.537	8.249
SCH. 40	1.049	1.34	1.41	2.047	2.469	3.048	4.026	6.045	8.071
MEGA-FLOW	N/A	1.53	1.74	2.215	2.701	3.514	4.316	N/A	N/A
TX-TUBE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.395	N/A
GL	1.03	1.45	1.66	2.153	2.513	N/A	N/A	N/A	N/A
XL / BLT	1.04	1.462	1.67	2.154	2.514	N/A	N/A	N/A	N/A
WLS	1.067	1.428	1.659	2.126	2.487	N/A	N/A	N/A	N/A

GENERAL PROJECT NOTES

- ALL CONTROL VALVES ARE SUPERVISED IN THE OPEN POSITION.
- ALL VALVES ARE TO BE OPERATED BY OWNERS.
- UNDERGROUND PIPE IS BY OTHERS.
- 1" TO 2" THREADED PIPE IS TO BE XL WITH CAST IRON FITTINGS.
- 2 1/2" AND 4" PIPE IS TO BE DRAWDOWN WITH F-Lock GROOVE FITTINGS AND HELD OUTLETS.
- ALL VALVES ARE TO BE TURNED ON AND OFF IN THE OPEN AND WILDED SOUTHS.
- 1 1/2" PIPE IN NEW OFFICE AREA IS TO BE TURNED ON AND OFF IN THE OPEN AND WILDED OUTLETS.
- NEW PIPE IS TO BE TESTED AT 200 PS FOR 2 HOURS.
- ALL LOW POINTS ON TAPPED SECTIONS OF PIPE SHALL CONTAIN AN AUX DRAIN.
- ALL.
- ALL.
- ALL.

HANGER NOTES									
TO 4" USE 5/8" DIAMETER ROD TO 6" USE 7/8" DIAMETER ROD TO 12" USE 1 1/4" DIAMETER ROD PIPE SHALL BE SUPPORTED IN ACCORDANCE WITH NFPA 13 GUIDELINES									
PIPE TYPE	4"	1" Δ	1/2" Δ	2" Δ	3" Δ	4" Δ	5" Δ	6" Δ	8" Δ
STEEL (COLD ROLL)	10-0" - 15-0"	10-0" - 15-0"	10-0" - 15-0"	10-0" - 15-0"	10-0" - 15-0"	10-0" - 15-0"	10-0" - 15-0"	10-0" - 15-0"	10-0" - 15-0"
ADDED LIGHTWALL PIPE	N/A	12-0" - 12-0"	12-0" - 12-0"	12-0" - 12-0"	12-0" - 12-0"	N/A	N/A	N/A	N/A
PER TUBE	8'-0" - 10'-0"	10'-0" - 12'-0"	12'-0" - 14'-0"	12'-0" - 14'-0"	12'-0" - 14'-0"	12'-0" - 14'-0"	12'-0" - 14'-0"	12'-0" - 14'-0"	12'-0" - 14'-0"
PIPE - 5"	6'-0" - 8'-0"	6'-0" - 8'-0"	7'-0" - 9'-0"	7'-0" - 9'-0"	7'-0" - 9'-0"	N/A	N/A	N/A	N/A
PIPE - 6"	6'-0" - 8'-0"	6'-0" - 8'-0"	7'-0" - 9'-0"	7'-0" - 9'-0"	7'-0" - 9'-0"	N/A	N/A	N/A	N/A

Revisions		Date	Job
Act No.	195220	SUBMITTAL DRAWING	7/25/05
		PC REVISIONS	8/24/05
By	MJO	PERIODIC	8/25/05
		AS BUILT	8/25/05
1/8" = 1'-0"			
7/25/05 CONTRACT WITH:			
FPL CONSTRUCTION 1000 1/2 E. 2ND ST. BERWILLVILLE, MN 56337			
BY CITY			
 FIRE GUARD INSURANCE COMPANY OF AMERICA 500 BROADWAY, NEW YORK, N.Y. 10019 1-651-454-0000 1-800-247-9443 CONTRACTOR'S LICENSE # C00018 WI CONTRACTOR'S LICENSE # C00018			



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- Move & Adds Coordination
- Construction Management
- Tenant Improvement Coordination

FACILITIES/ PROPERTY MANAGEMENT

- Facility Management
- Create Annual Capital Plan
- Engineering Services
- Facility Operational Assessments

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- Create Electronic Files
- Negotiate Lease Renewals
- Coordinate New Locations
- Complete Lease Abstracts
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- Portfolio Management
- Land Disposition/Acquisition