



7,278 SF - 29,094 SF FOR LEASE

PENN JAMES COMMERCE CENTER

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CBRE

 **Capital
Partners**

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PENN JAMES COMMERCE CENTER

BLOOMINGTON, MN 55431

PROPERTY DESCRIPTION

- + Infill office warehouse facility
- + Convenient access to I-35W and I-494
- + Visibility from Penn Ave (9,900 VPD)
- + Flexible space plans to accommodate a variety of uses

NET RENTAL RATES

- Negotiable

EST. 2025 CAM & RE TAXES

- \$5.01 PSF

PROPERTY SPECIFICATIONS

SUITE 1700

SF Office: 514 SF
SF Warehouse: 11,898 SF
Total SF: 12,412 SF
Loading: 2 dock doors, 1 drive-in
Clear Height: 18'

SUITE J1200

SF Office: 2,456 SF
SF Warehouse: 8,437 SF
Total SF: 10,893 SF
Loading: 2 dock doors
Clear Height: 20'

SUITE 3100

SF Office: 2,581 SF
SF Warehouse: 9,450 SF
Total SF: 12,031 SF
Loading: 2 dock doors, 1 drive-in
Clear Height: 18'

SUITE Jo600

SF Warehouse: 10,054 SF
SF Office: 869 SF
Total SF: 10,923 SF
Loading: 2 dock doors
Clear Height: 20'

SUITE Po100 (AVAILABLE 4/1/26)

SF Warehouse: 8,361 SF
Total SF: 8,361 SF
Loading: 1 dock door
Clear Height: 18'

TOTAL BUILDING SF

169,689 SF

YEAR BUILT

1974, Renovated 2008

SUITE Jo900

SF Warehouse: 7,278 SF
Total SF: 8,361 SF
Loading: 2 dock doors, 1 drive-in
Clear Height: 20'

PARKING

1.6/1,000

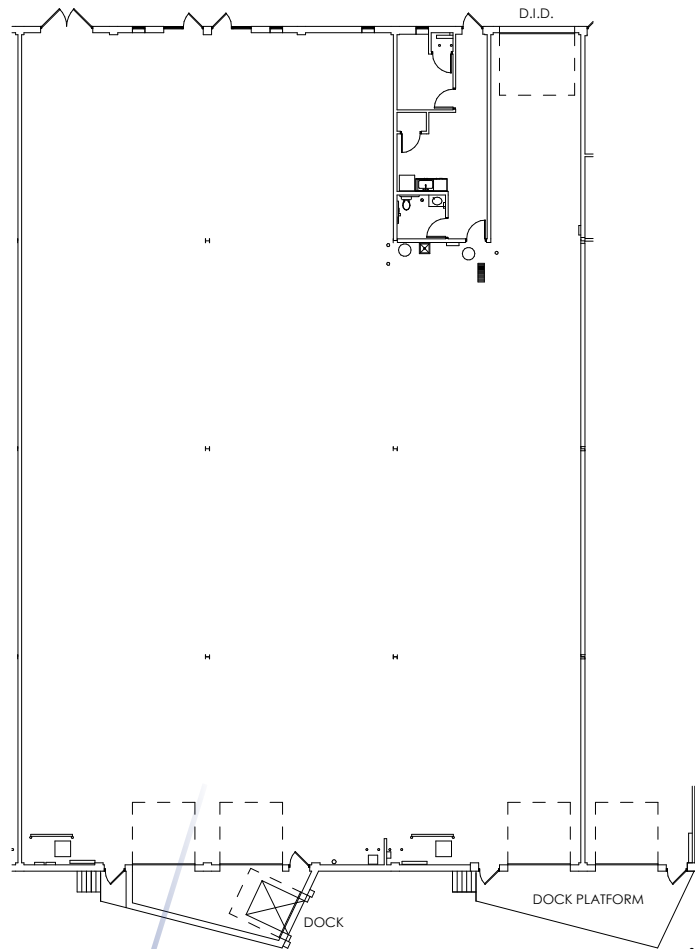
CLEAR HEIGHT

18' - 20'

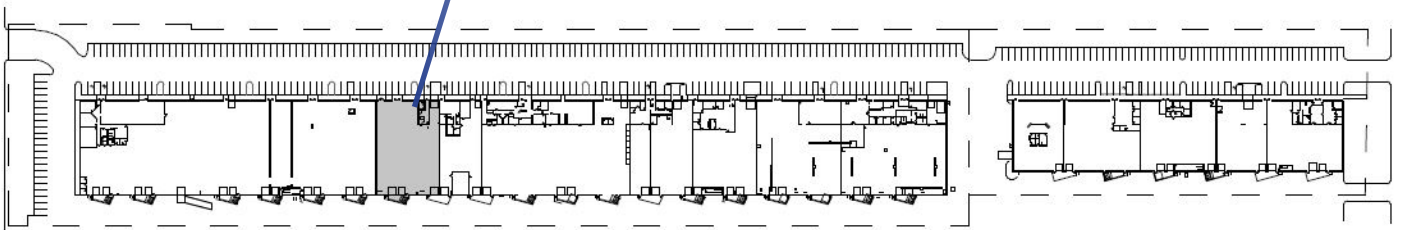
SPRINKLER SYSTEM

ESFR

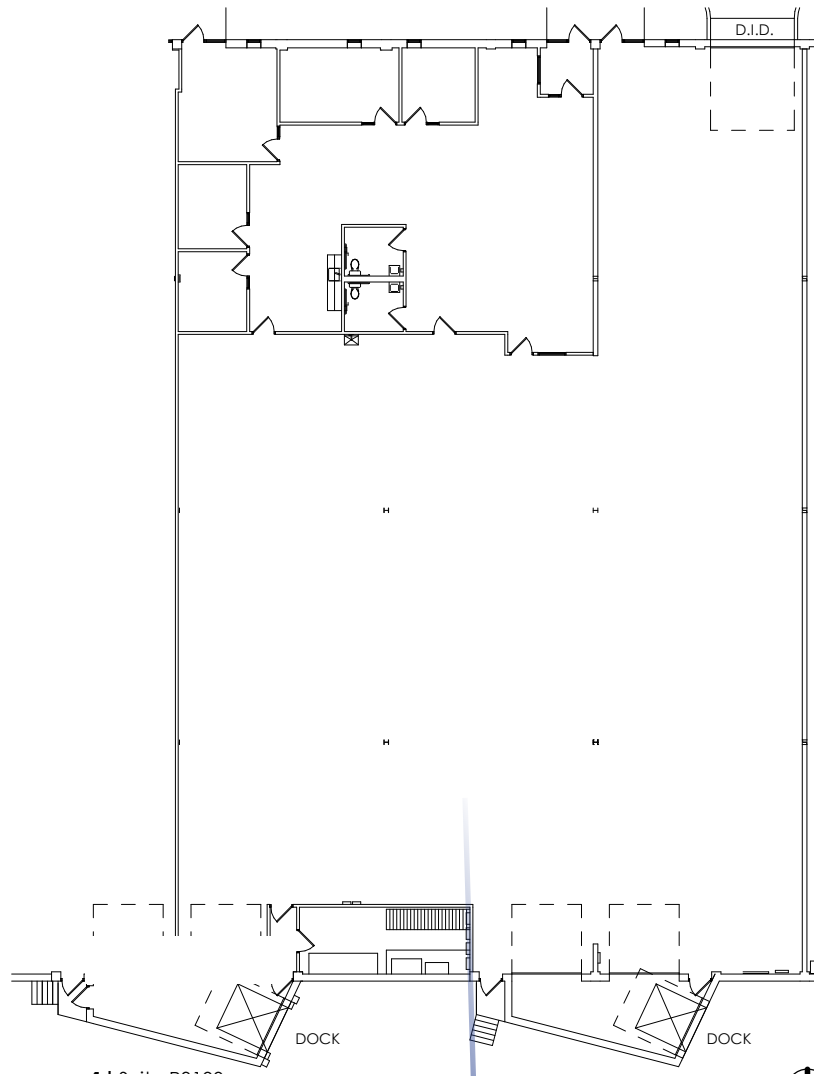
FLOOR PLAN



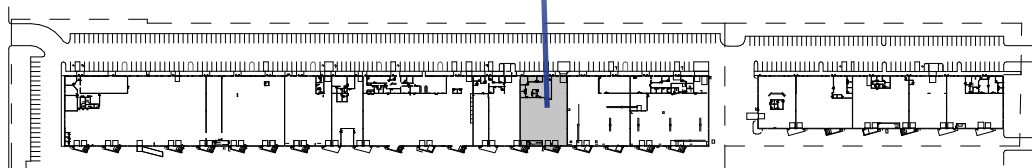
SUITE 1700
12,412 SF Total
514 SF Office
11,898 SF Warehouse
Clear Height 18'



FLOOR PLAN

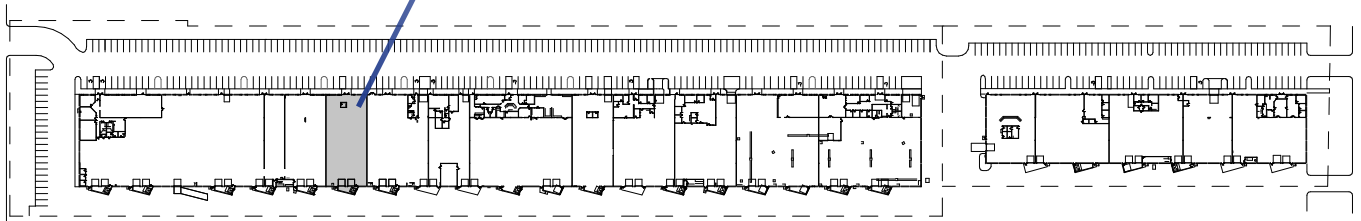
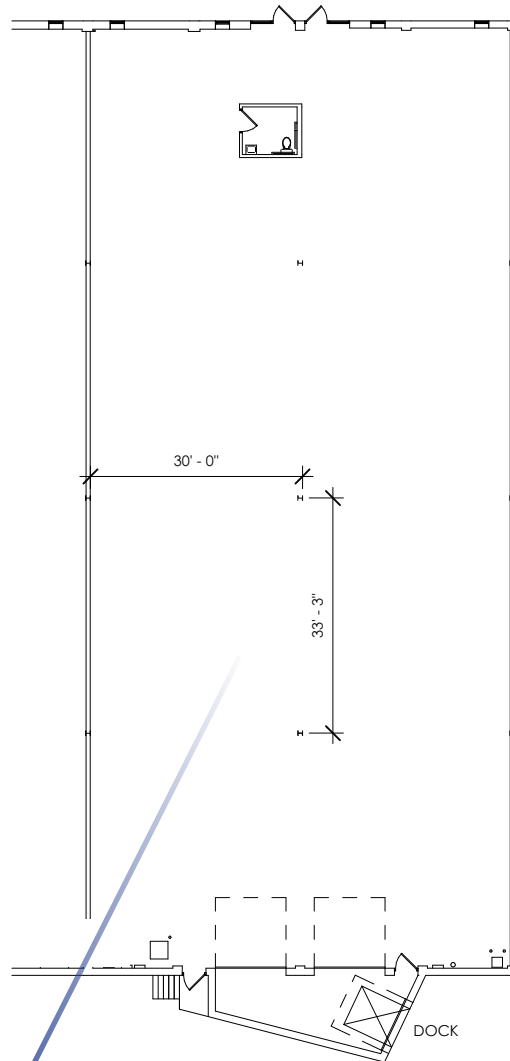


SUITE 3100
12,031 SF
2,581 SF Office
9,450 SF Warehouse
Clear Height: 18'

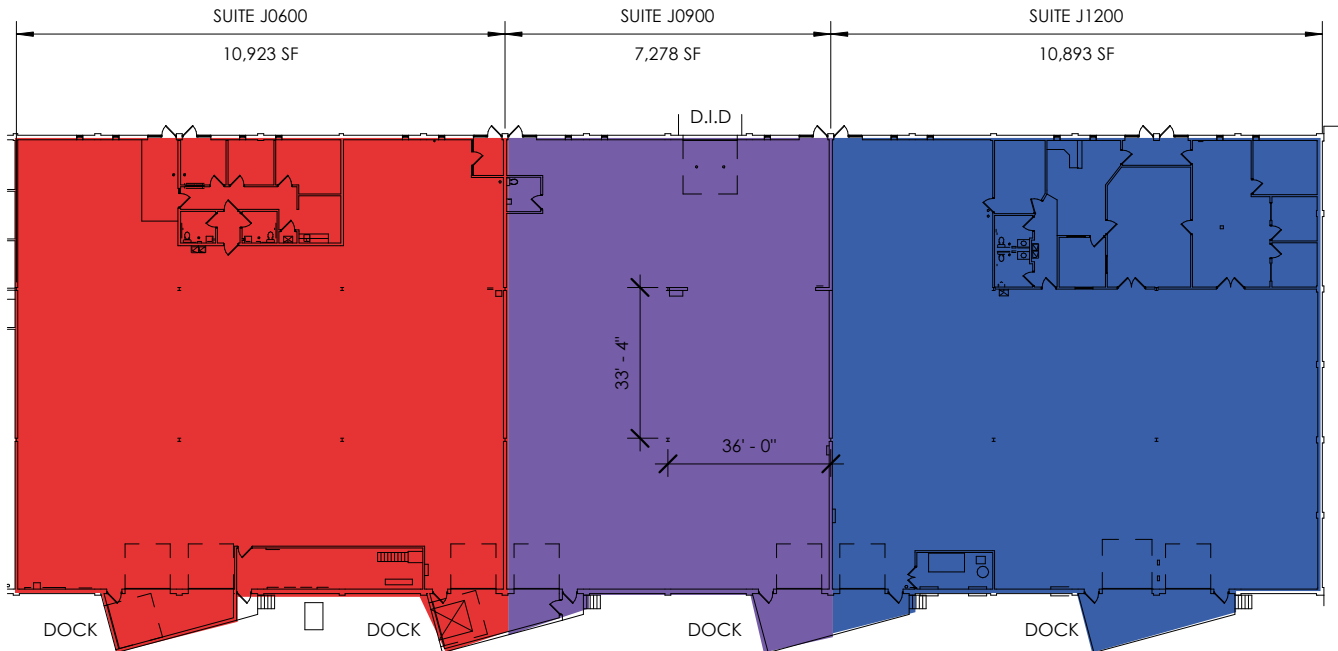


FLOOR PLAN

**SUITE P0100 (AVAILABLE
4/1/26)**
8,361 SF Total
8,361 SF Warehouse
Clear Height: 18'
1 Dock Door



FLOOR PLAN



SUITE J0600

10,923 SF Total
10,054 SF Warehouse
869 SF Office
Clear Height: 20'
2 Dock Doors

SUITE J0900

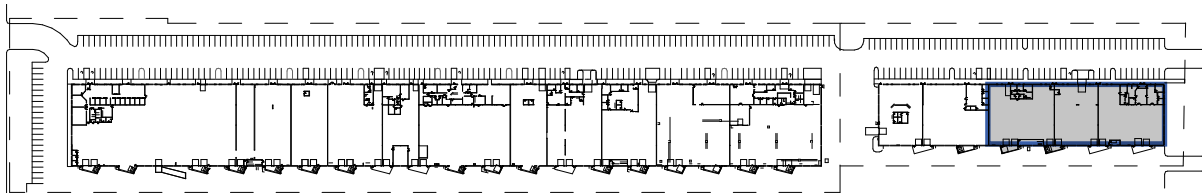
8,361 SF Total
7,278 SF SF Warehouse
2 dock doors, 1 drive-in
Clear Height: 20'

SUITE J1200

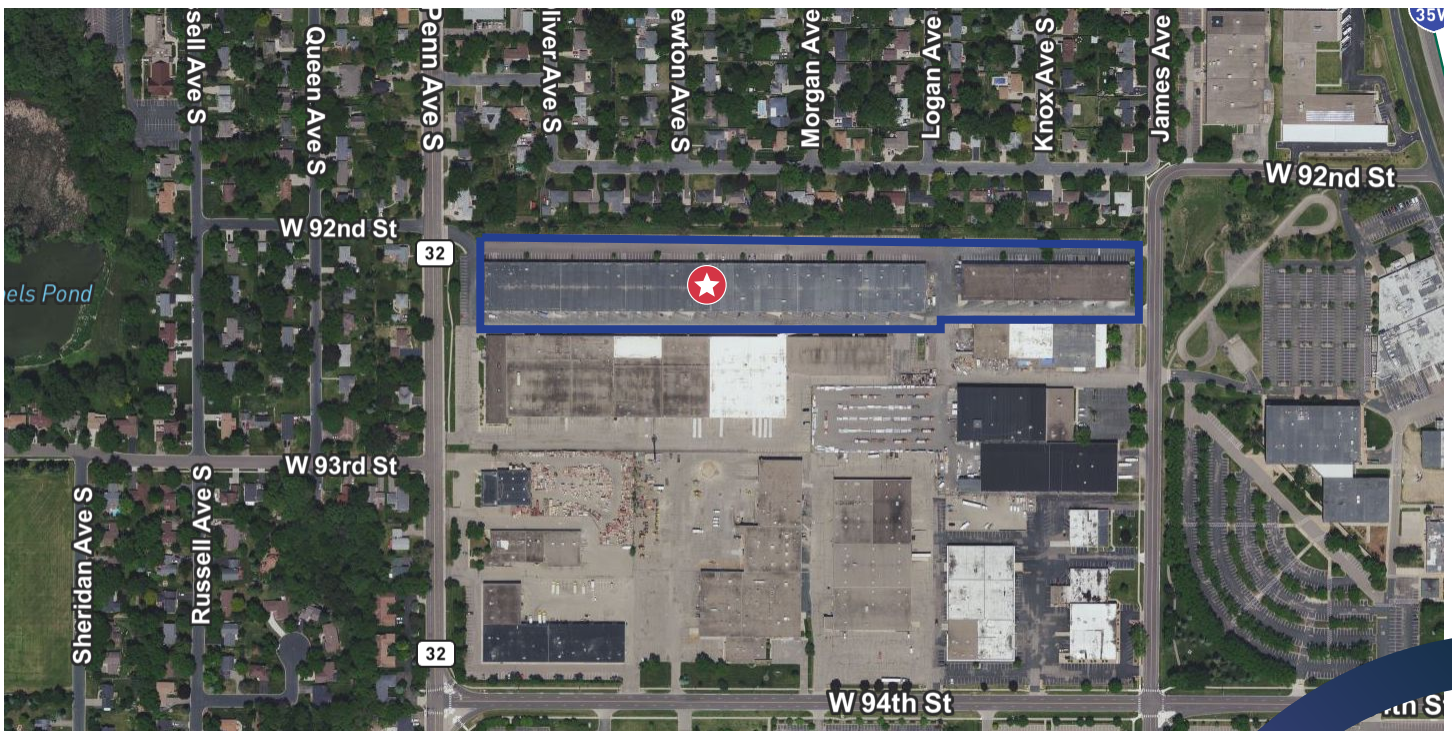
10,893 SF Total SF
2,456 SF SF Office
8,437 SF SF Warehouse
Loading: 2 dock doors
Clear Height: 20'

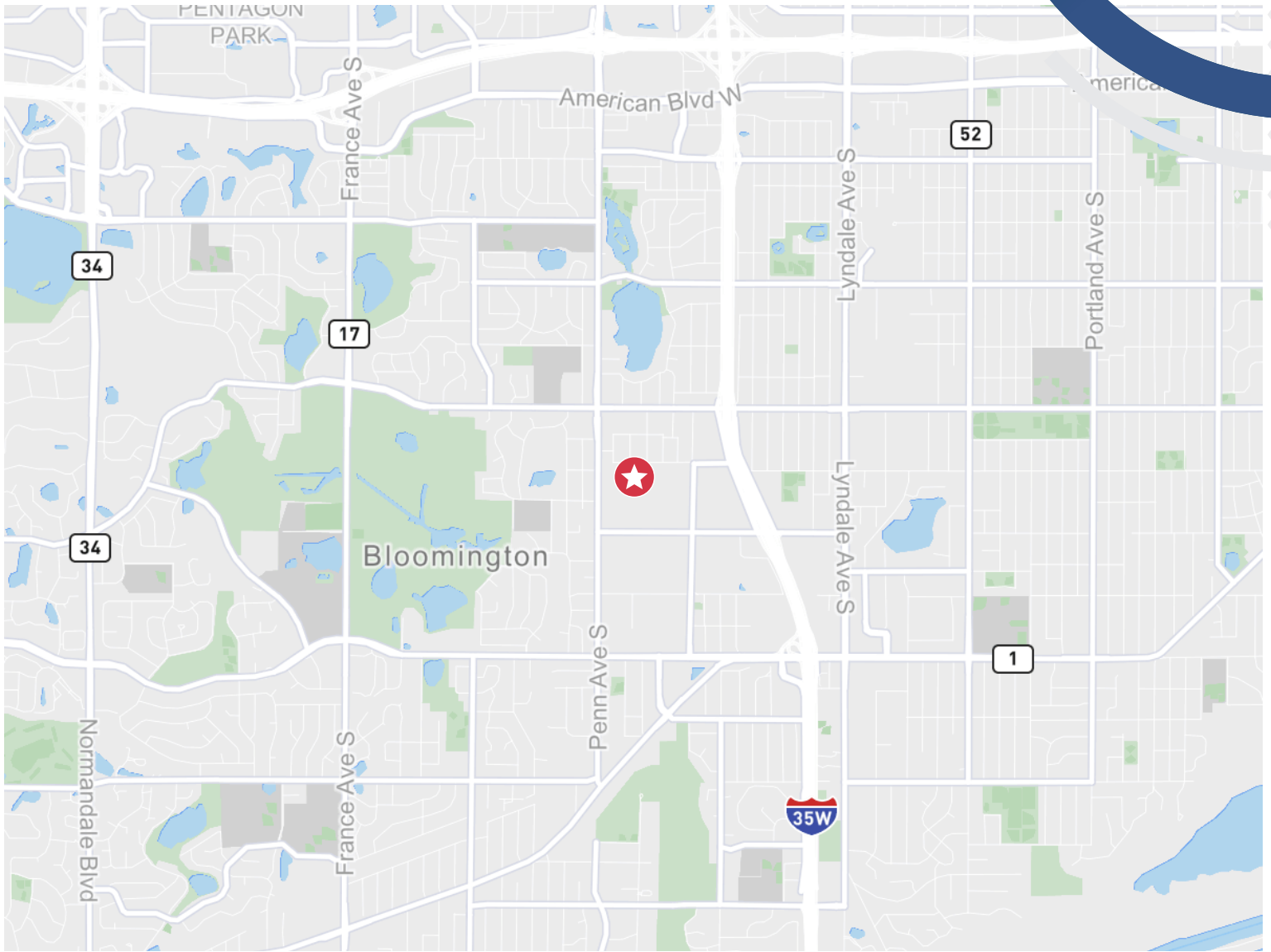
SUITE J0600-J1200

29,094 SF Total SF
3,325 SF SF Office
25,769 SF SF Warehouse
Loading: 4 dock doors
Clear Height: 20'



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