

BUSH LAKE BUSINESS CENTER



| 10951 Bush Lake Road Bloomington, MN, 55348 |

Outstanding Leasing Value

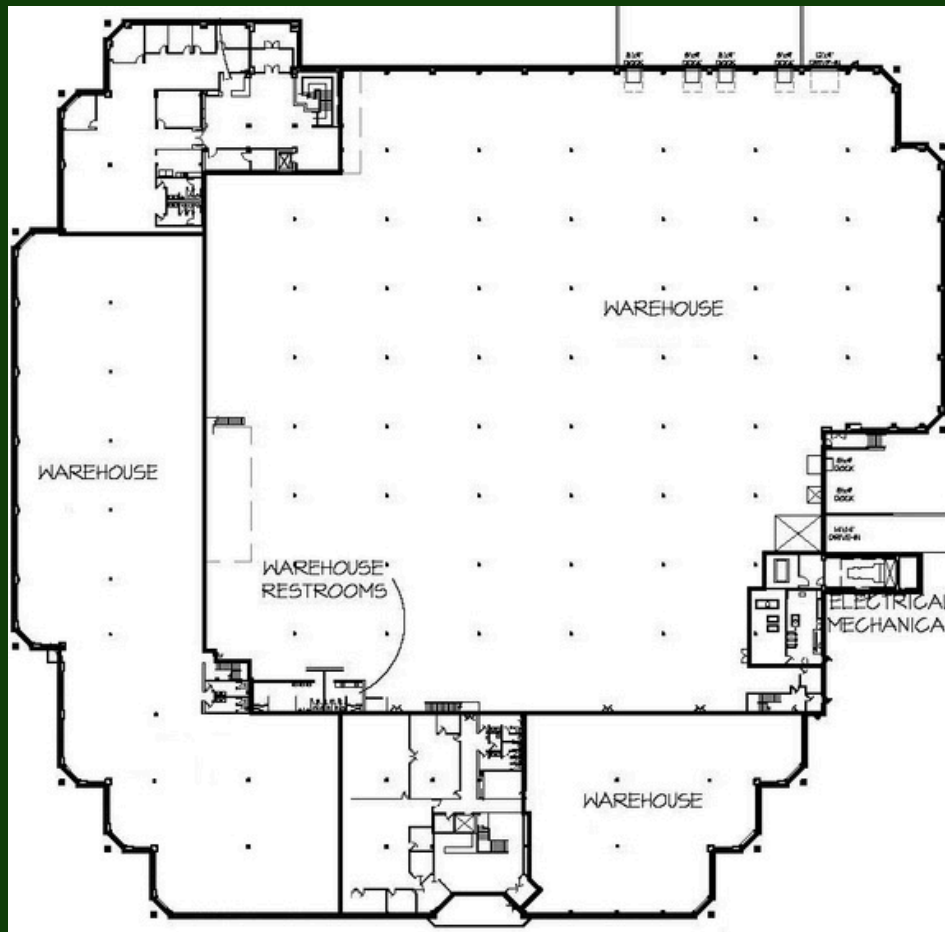
**FOR SALE
OR LEASE**

Pricing Negotiable

Property Features

- Total SF: 145,500 SF
- Clear Height: 23'
- Warehouse SF: 115,450 SF
- Professional, Corporate Image
- Access to 35W, I-494, & I-169
- Abundant Parking
- Approved for an Acre of Outside Storage
- 3,000 Amps of 480-volt 3 Phase Power





Property Features

- Up to 115,450 SF available month to month at \$6.00 PSF Gross
- A minimum of 6,000 SF of office available for lease
- 1st Floor Office space can be converted to tech or warehouse
- New Motion Sensor Lighting in Warehouse - LED
- Exterior Building Signage Available
- Locally Owned and Managed
- 2026 CAM & Tax: \$3.25 PSF
- 6 Dock Doors
- 2 Drive-In Doors; one oversized
- Ownership can be creative with sale or lease option

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