



COMMERCIAL REALTY SOLUTIONS

**For Sale / For Lease
First Class Bus &
Truck Facility**



BLOOMINGTON

First Class Bus & Truck Facility

Sales Price: \$6,595,000.00 Lease Rate: Negotiable

Building Size: 28,300/sf Lot Size: 5.03 Acres

9545 Penn Ave S, Bloomington, MN 55431

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WElam@Crs-Mn.com



PROPERTY LOCATION

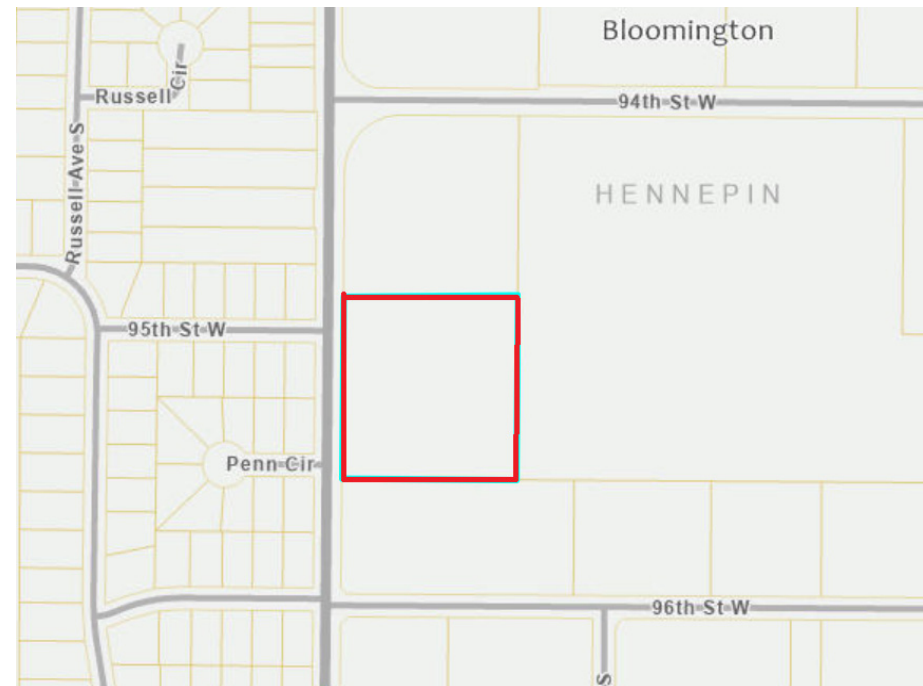
* 3/4 Mile to 35W Interchange

* Businesses in the Area:
Forklifts of MN, Nexius, Septran, Extra Space Storage
and more.

TRAFFIC COUNTS - 2024

* Penn Avenue - 6,965 VPD

* 94th Street - 4,188 VPD



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PROPERTY OVERVIEW

9545 Penn Ave S, Bloomington, MN

Sales Price
\$6,595,000.00
Lease Rate: Negotiable

Building Size	28,300/sf
Lot Size	5.03 Acres
County	Hennepin
PID	160-272-422-0007
2025 Taxes	\$129,913.00
Zoned	I-2 Limited Industry
Building Tenant	Single Tenant
Year Built	2016
Number of Floors	Two (2)



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PROPERTY OVERVIEW

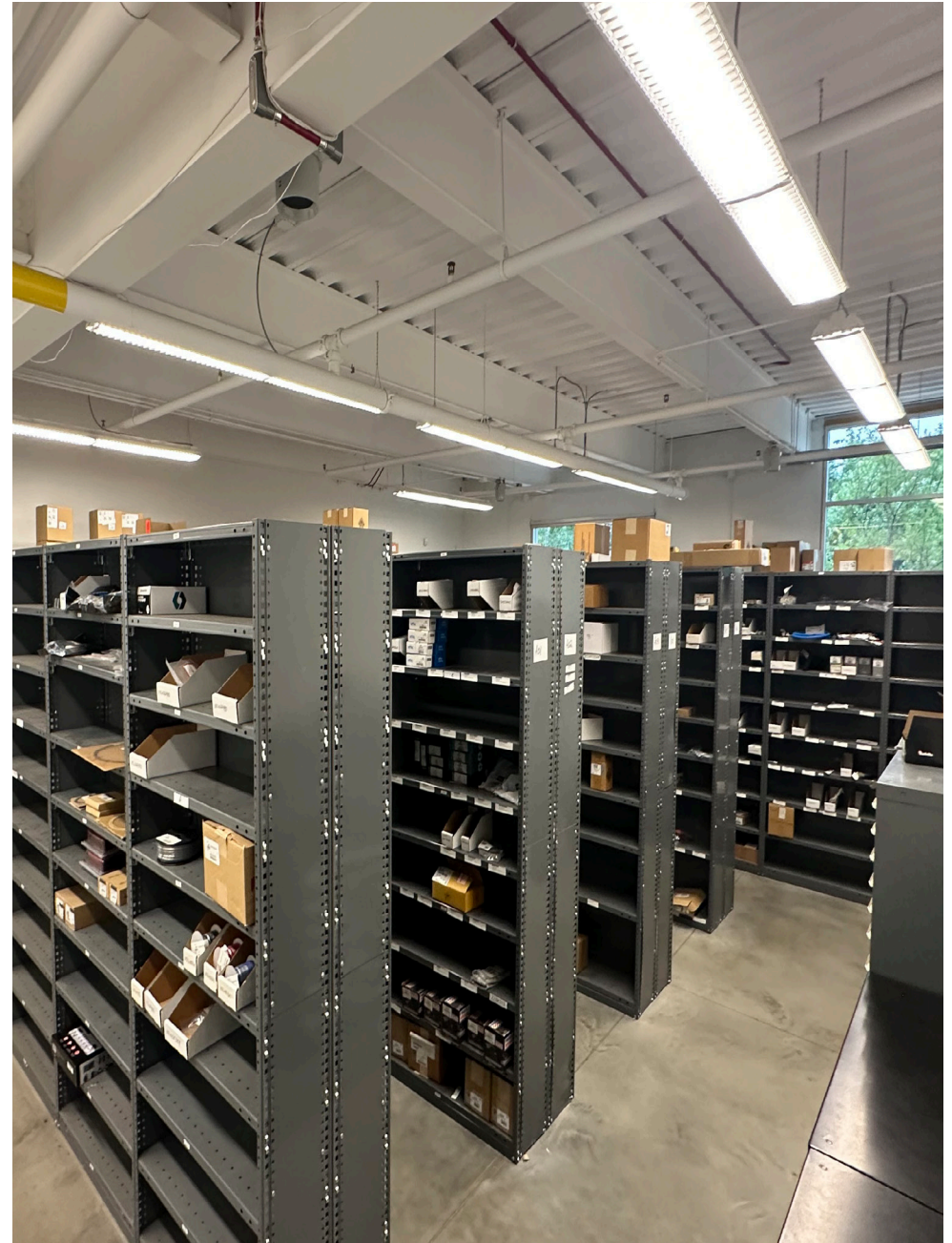
9545 Penn Ave S, Bloomington, MN

Building Details:

- * Great Architecture & Quality Build
- * Indoor Showroom Sales Area with 20' Clear Height
- * Reception Area
- * Parts Sales
- * Guest Services Area
- * Board Room
- * Conference Room
- * Multiple Private Offices
- * In-Floor Heat throughout Office
- * Forced Air

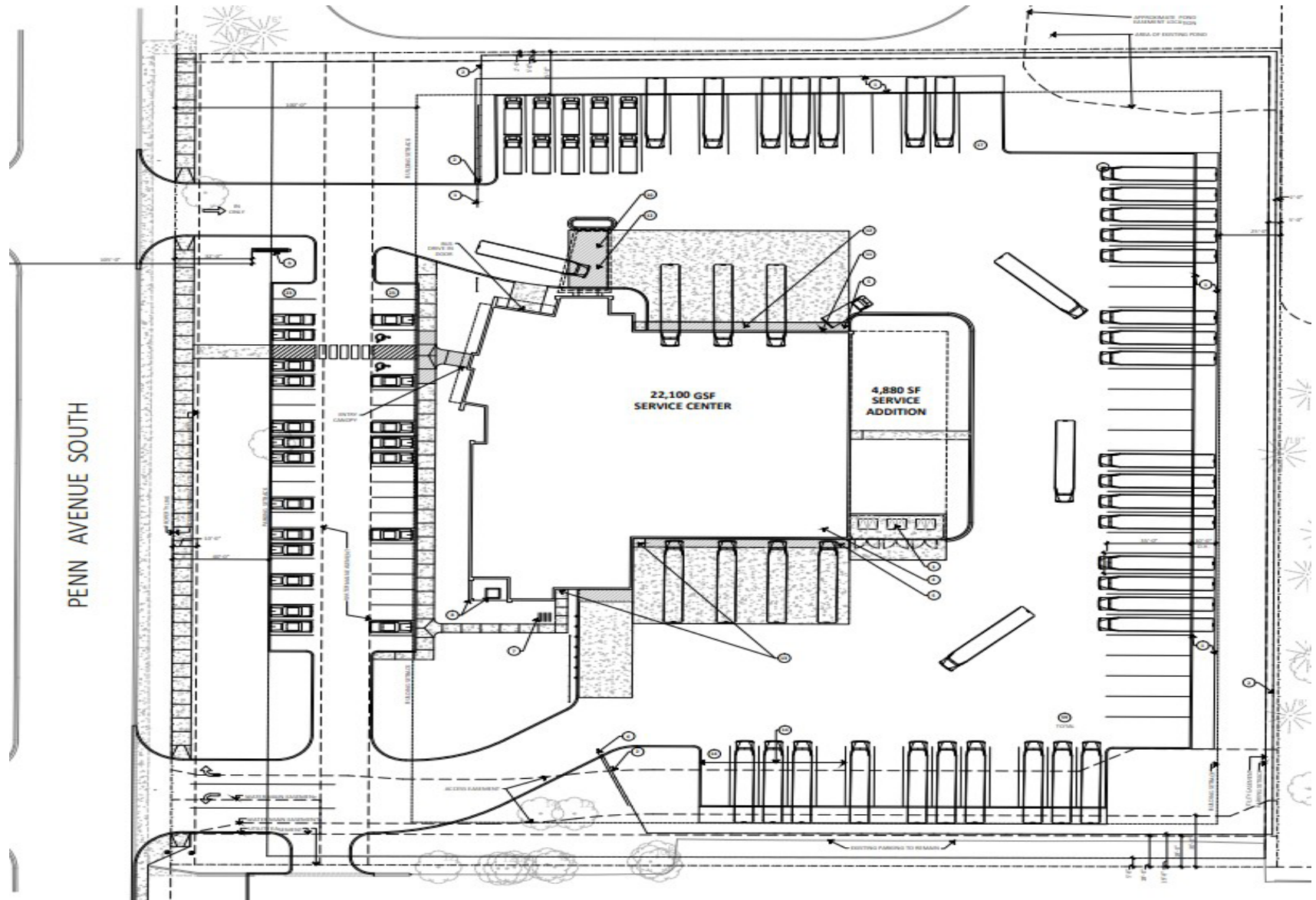
Shop Area Details:

- * (6) Service Bays 56' Deep Each
- * Wash Bay 50' Deep x 22' Wide
- * Exterior Heated Apron
- * In-Floor Heat throughout Shop & Office
- * Floor Drains in Shop
- * Flammable Waste Trap
- * Wash Bay
- * Oil Reels & Tanks
- * 1200 Amp 3 Phase 4 Wire
- * (10) Overhead Doors - (7) 14' x 14', (1) 10' x 10', (1) 10' x 14'
- * Clear Height - 18'3"
- * Elevator
- * Parking Spaces - 83+



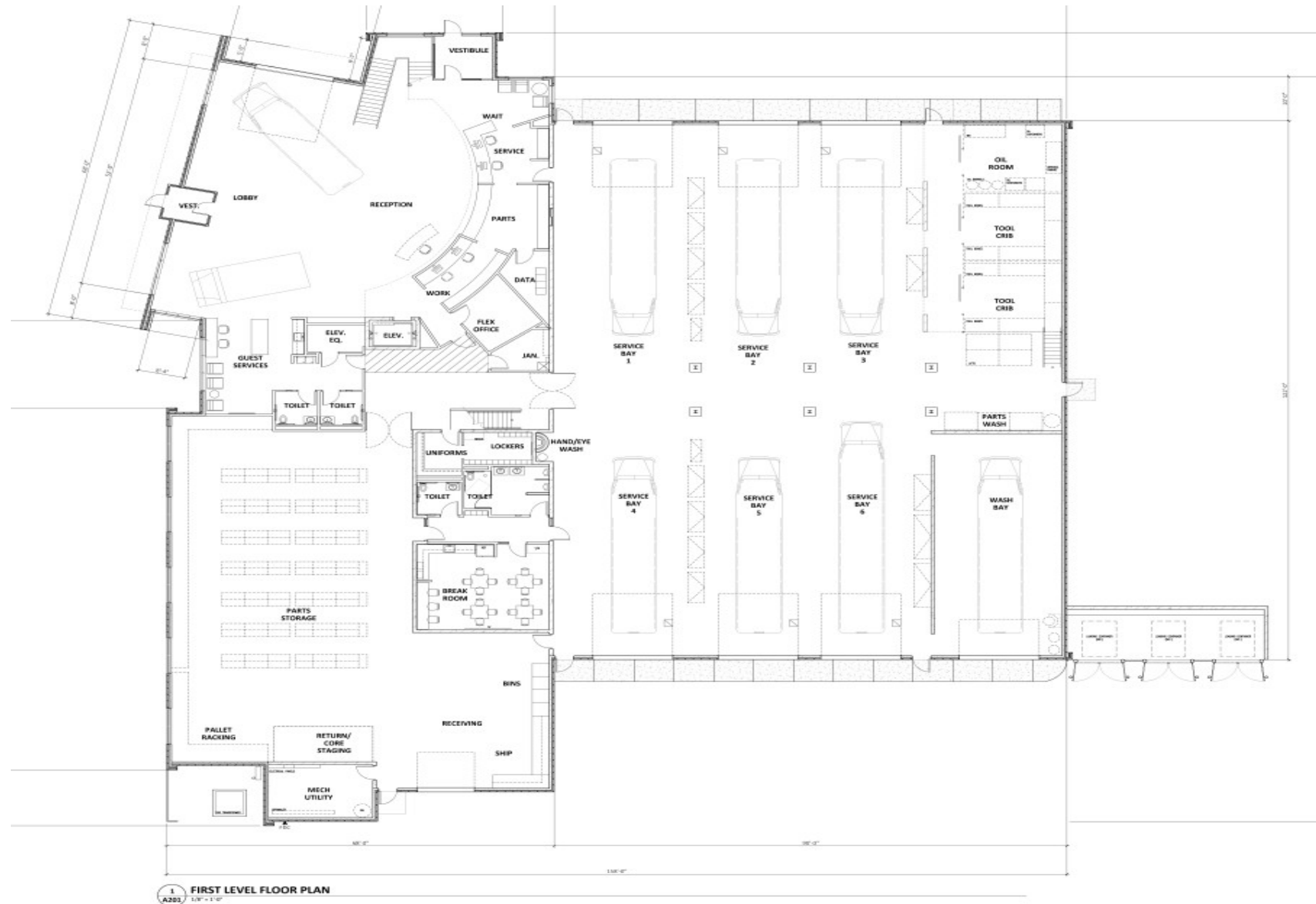
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SITE PLAN



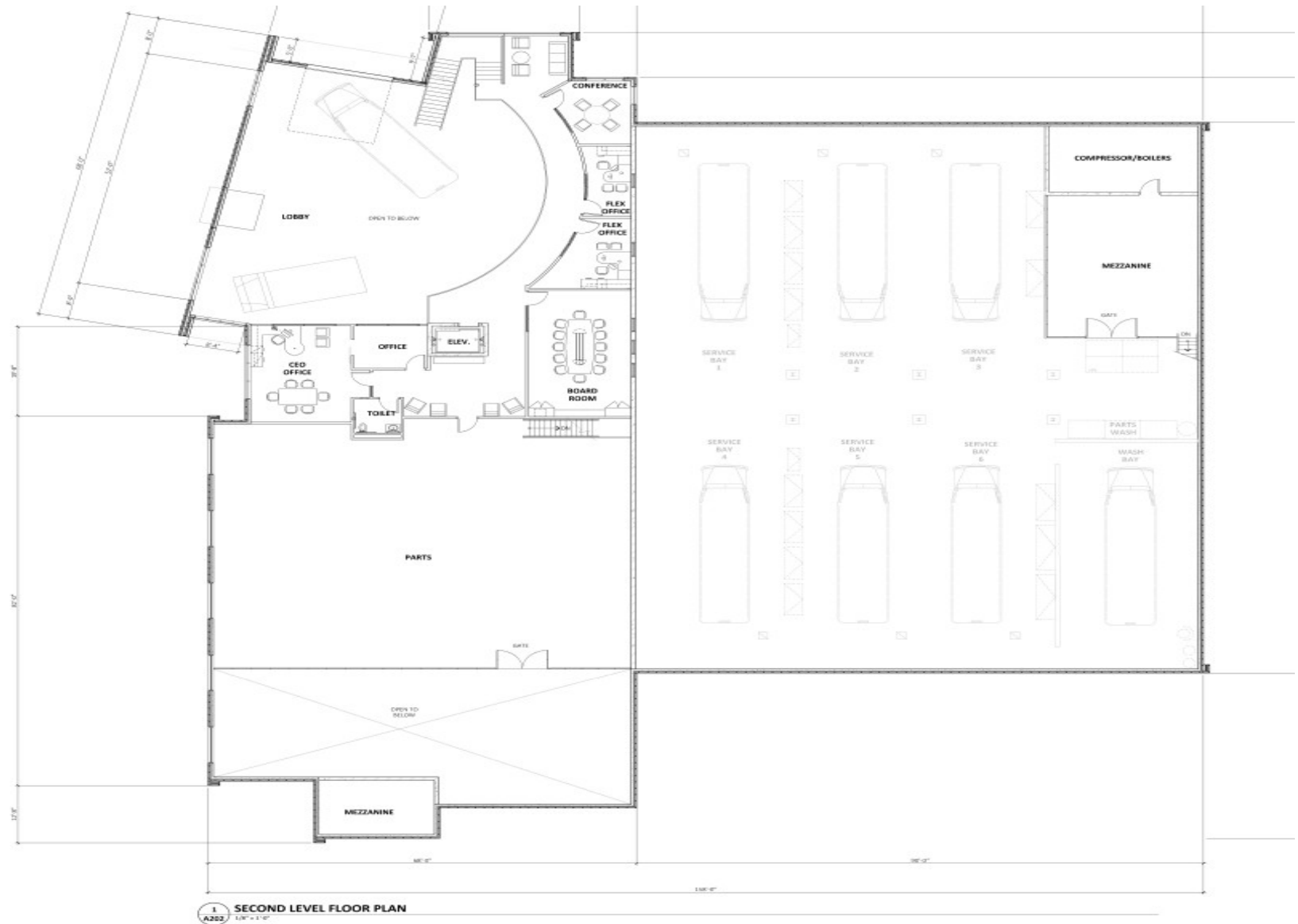
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FLOOR PLAN - 1st Floor



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FLOOR PLAN - 2nd Floor



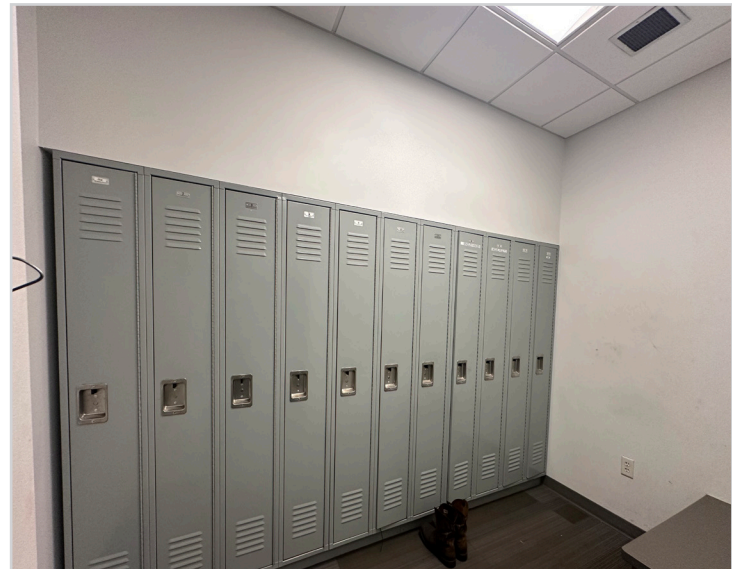
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EXTERIOR



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INTERIOR



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INTERIOR



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SHOP AREA



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