

FOR LEASE

Owned and Operated by



Airport Business Center

7830-7890 12th Ave S, Bloomington, MN

3,423 - 7,127 SF



**LEASING INFO
& CONTACT**

Connor Ott

(612) 217-6741 / connor.ott@jll.com

Dan Larew, CCIM SIOR

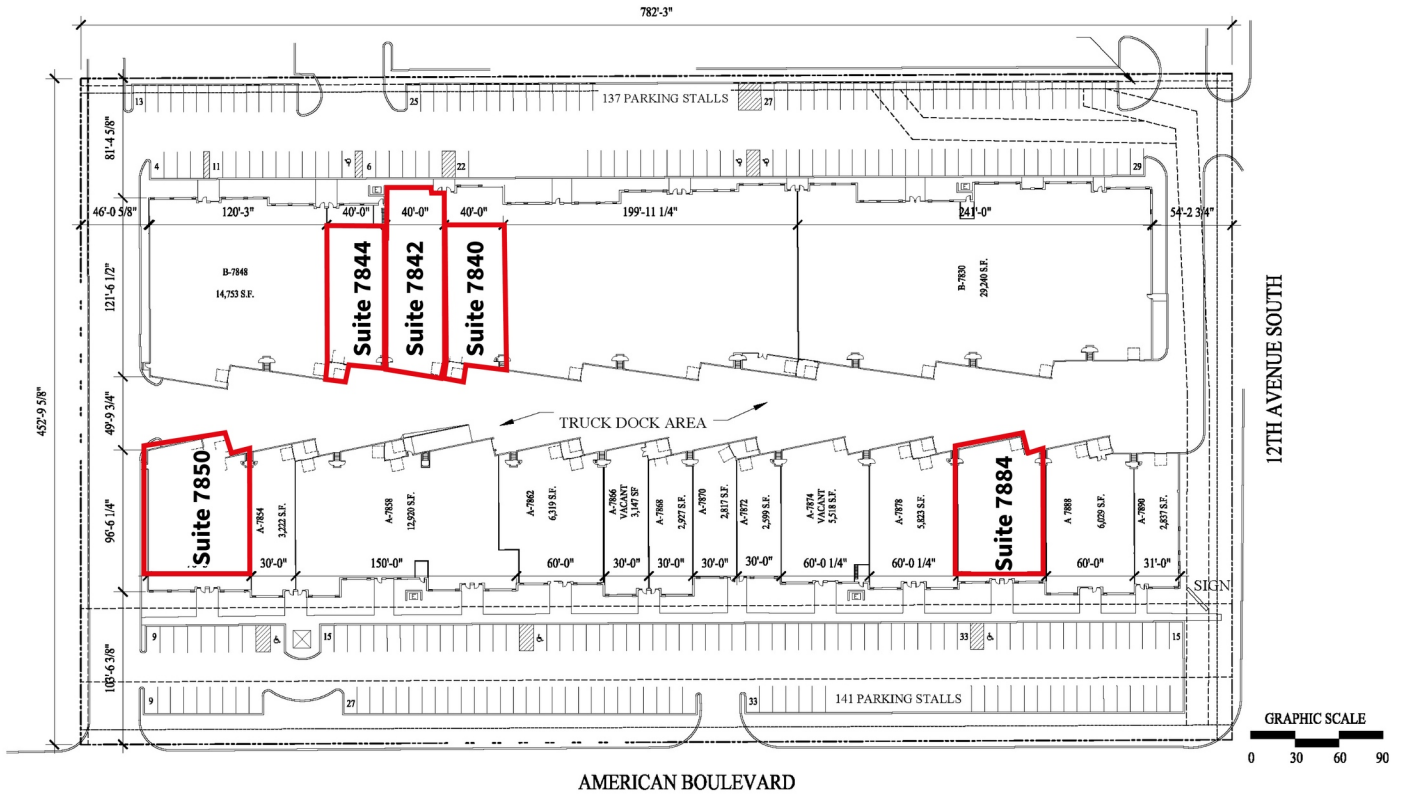
(612) 217-6726 / dan.larew@jll.com

Eric Batiza, SIOR

(612) 217-5123 / eric.batiza@jll.com



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



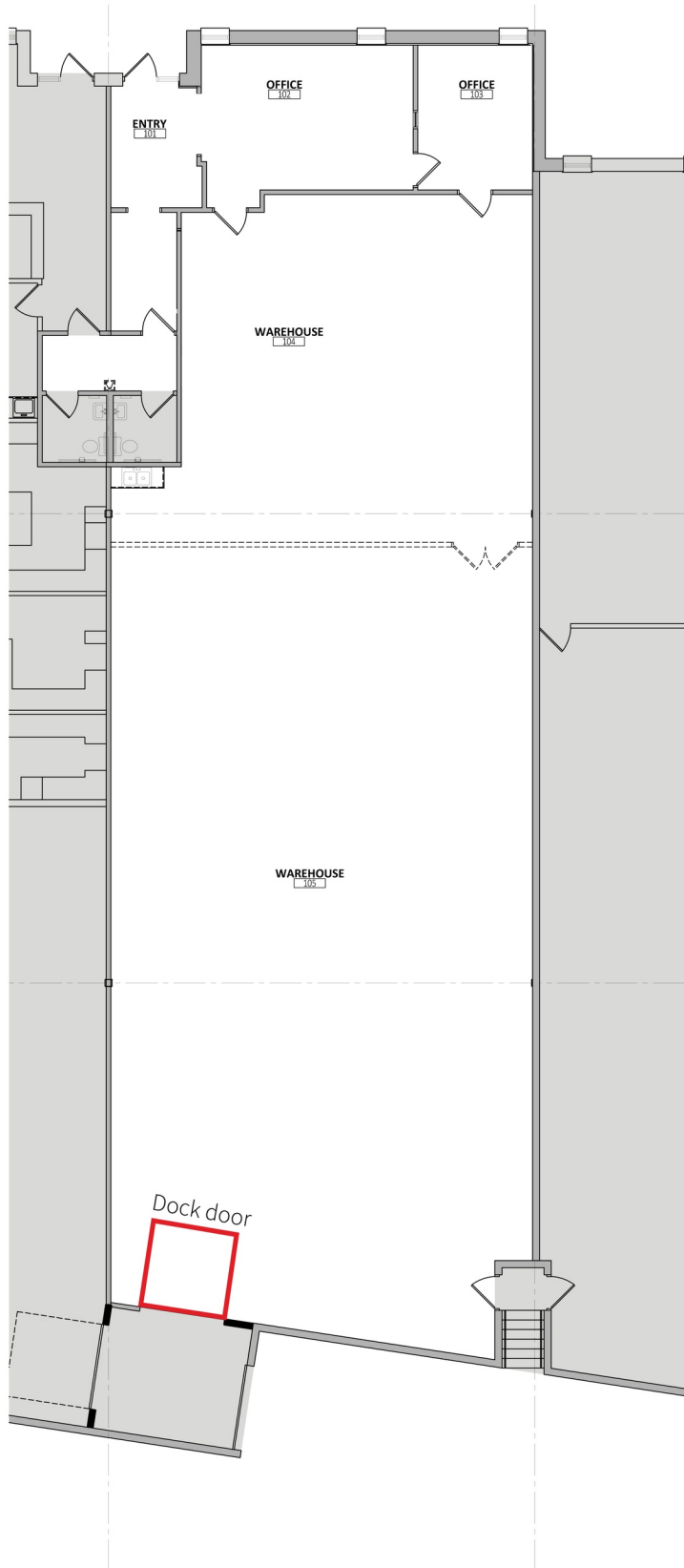
PROPERTY INFORMATION

Building Size	149,721 SF Total	Site Size	8.12 Acres
Clear Height	North Bldg: 15'5" South Bldg.: 13'5"	Year Built	1978
Column Spacing	38' x 30'	Zoning	FD-2
Lease Rate	Negotiable	Parking	1.19/1,000 SF
2024 Tax & CAM	\$4.88 /SF Total	Power	200A/120-280V 3P

AVAILABLE SPACE

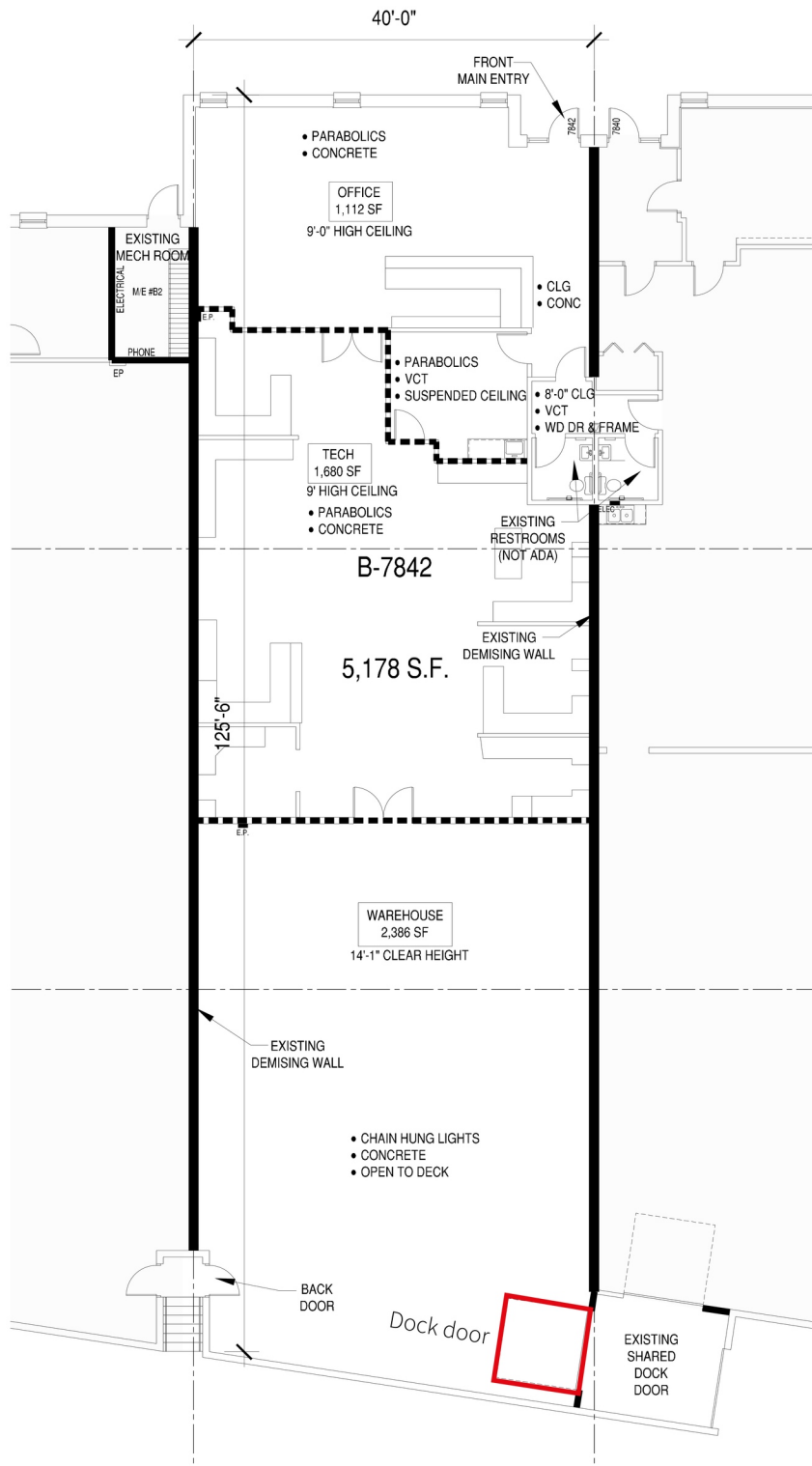
<p>Suite 7840 5,008 SF Total 4,408 SF Warehouse 600 SF Office One (1) Dock Door</p>	<p>Suite 7842 5,178 SF Total 2,386 SF Warehouse 1,680 SF Tech 1,112 SF Office One (1) Dock Door</p>	<p>Suite 7850 7,127 SF Total 4,630 SF Warehouse 2,497 SF Office One (1) Dock Door</p>
<p>Suite 7844 4,373 SF Total 3,852 SF Warehouse 521 SF Office One (1) Dock Door</p>	<p>Suite 7884 5,599 SF Total 3,364 SF Warehouse 2,235 SF Office One (1) Dock Door</p>	<p>Suite 7850 A 3,423 SF Total 2,290 SF Warehouse 1,133 SF Office Shared Dock Door</p> <p>Suite 7850 B 3,665 SF Total 1,598 SF Warehouse 1,105 SF Office Shared Dock Door</p>

FLOOR PLAN



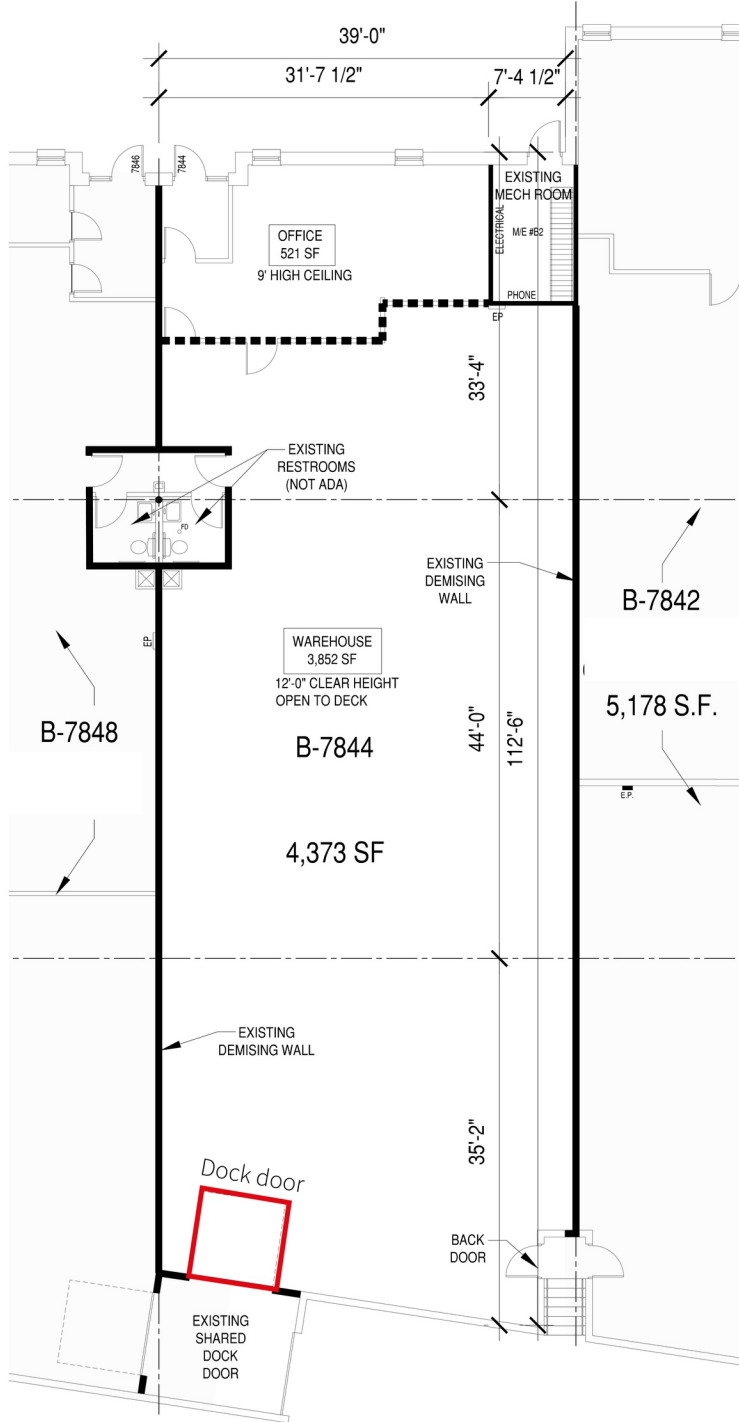
Suite 7840
5,008 SF Total
4,408 SF Warehouse
600 SF Office
One (1) Dock door

FLOOR PLAN



Suite 7842
 5,178 SF Total
 2,386 SF Warehouse
 1,112 SF Office
 1,680 SF Tech
 One (1) Dock door

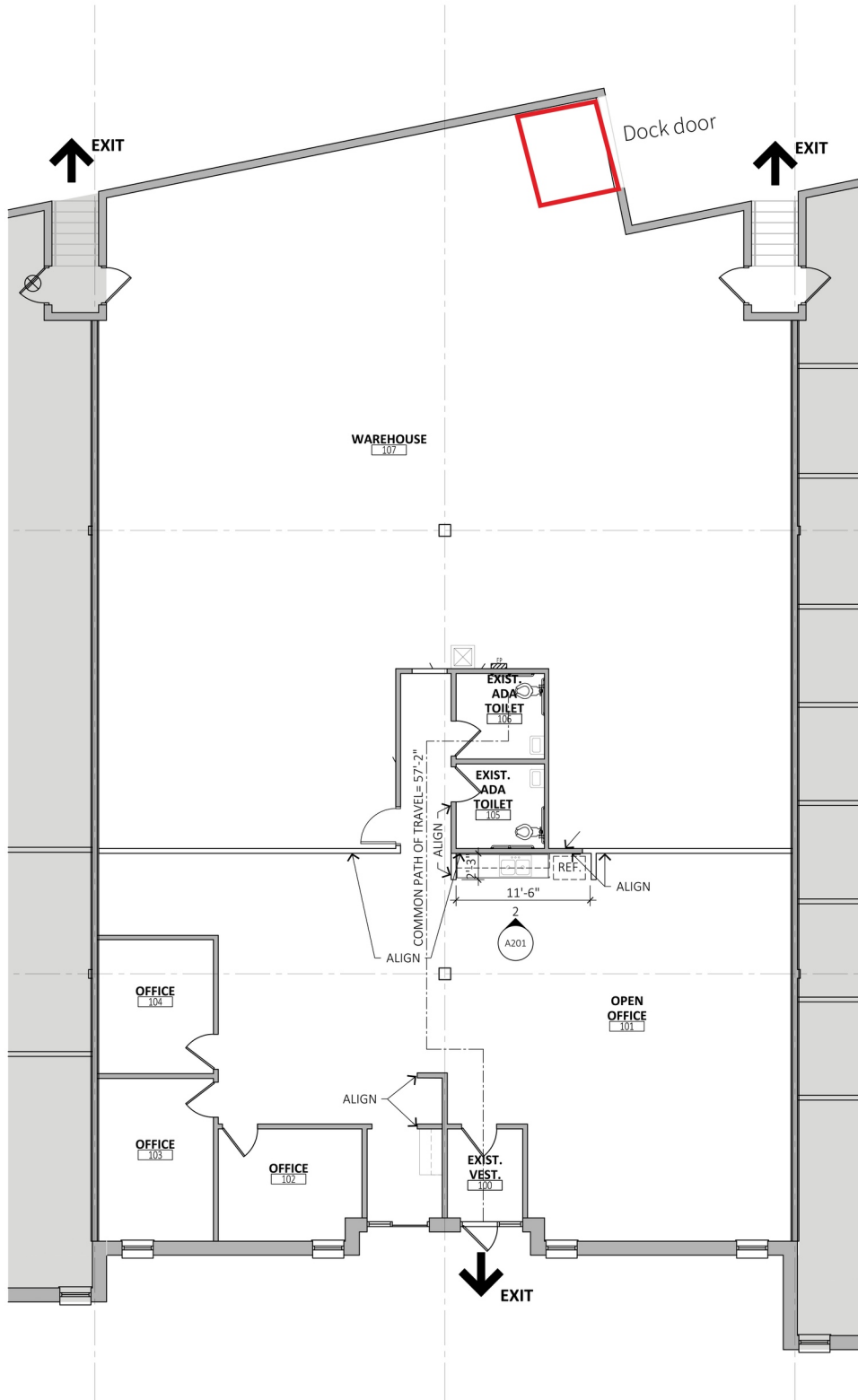
FLOOR PLAN



Suite 7844
4,373 SF Total
3,852 SF Warehouse
521 SF Office
One (1) Dock door

40'

FLOOR PLAN



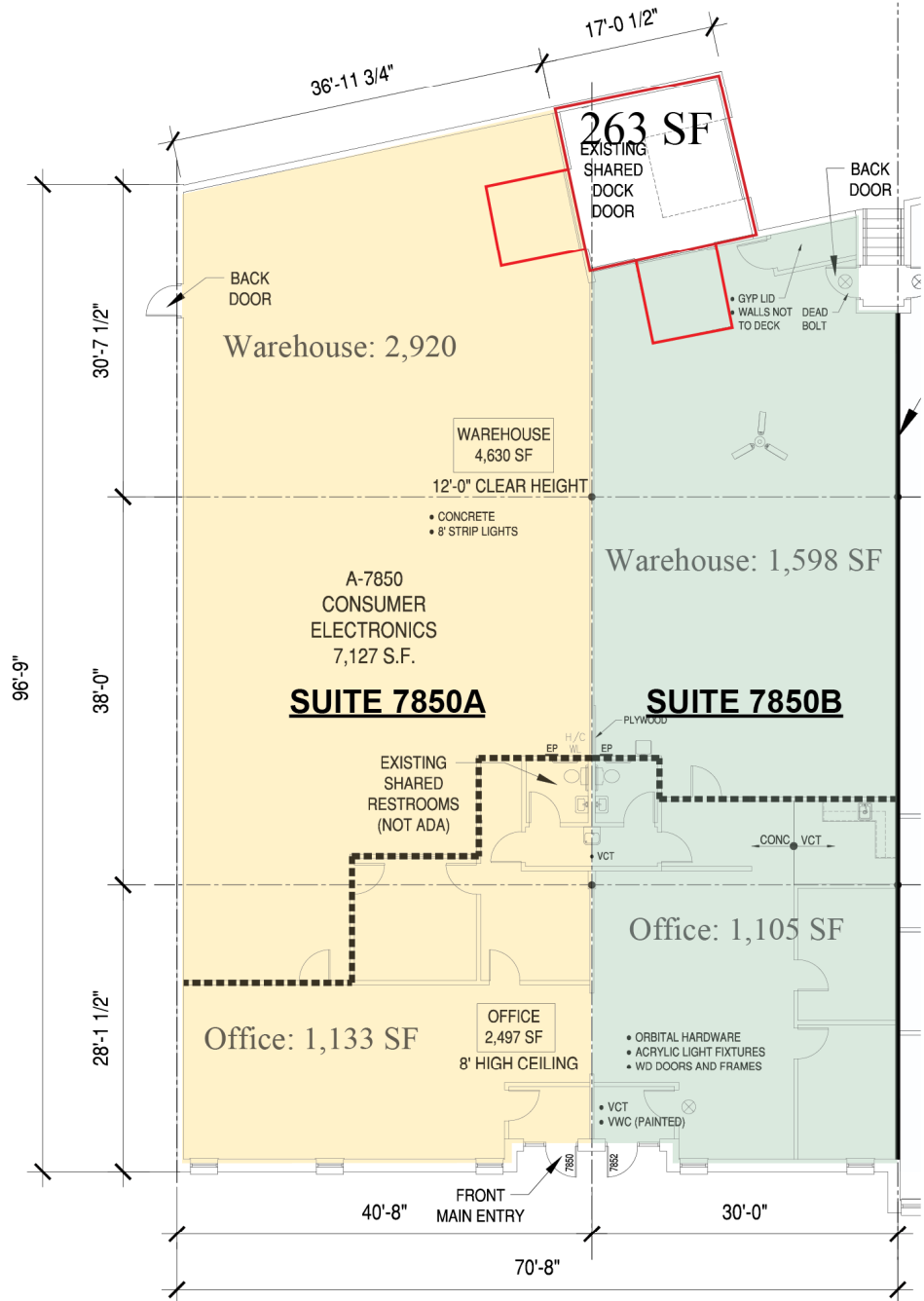
Suite 7884
5,599 SF Total
3,364 SF Warehouse
2,235 SF Office
One (1) Dock door

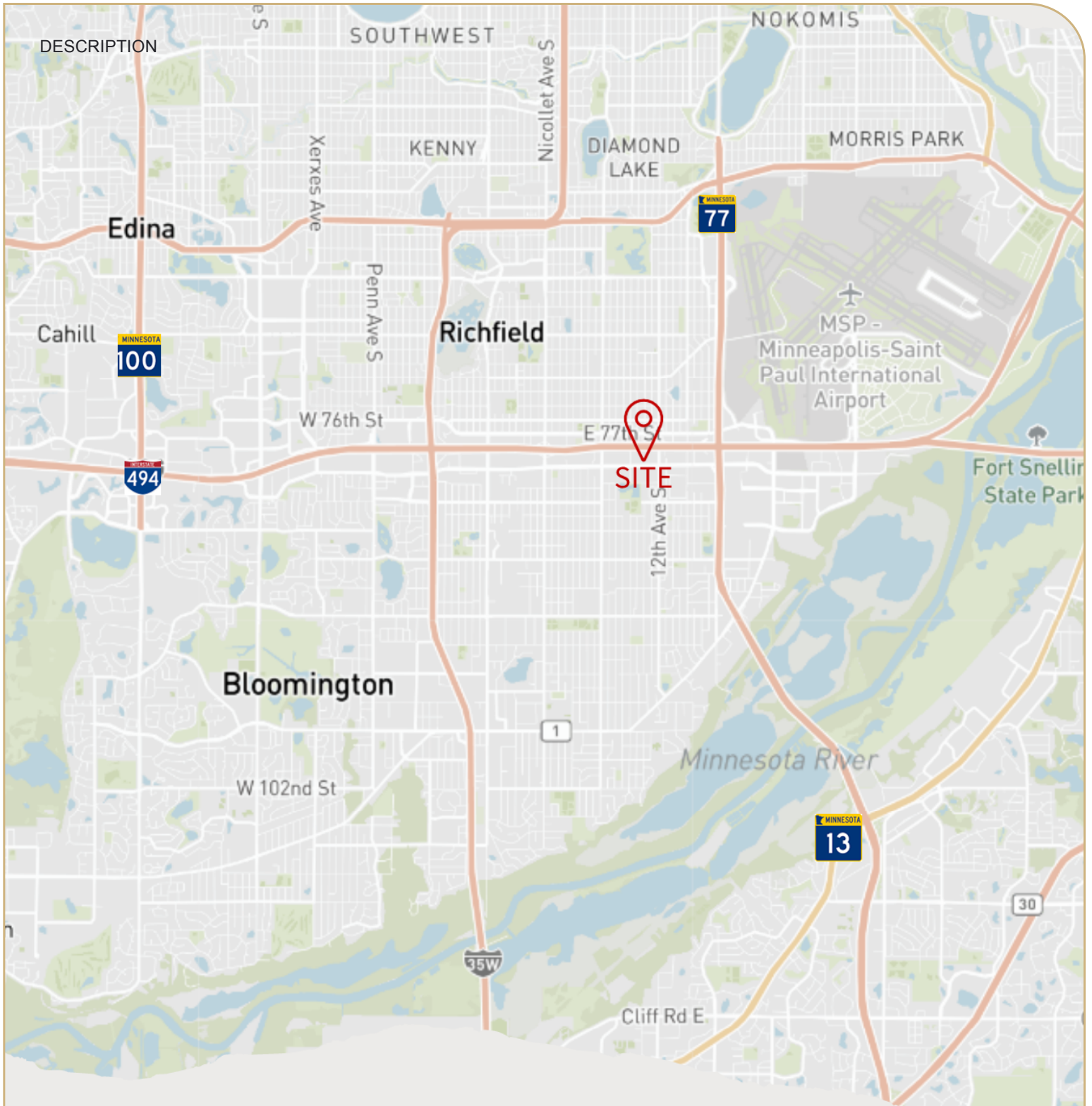
FLOOR PLAN

SUITE 7850
7,127 SF Total
 4,630 SF Warehouse
 2,497 SF Office
 One (1) Dock Door

SUITE 7850A
3,423 SF Total
 2,290 SF Warehouse
 1,133 SF Office
 Shared Dock Door

SUITE 7850B
3,665 SF Total
 1,598 SF Warehouse
 1,105 SF Office
 Shared Dock Door





Eric Batiza, SIOR
Managing Director
612-217-5123
eric.batiza@jll.com

Dan Larew, CCIM SIOR
Managing Director
612-217-6726
dan.larew@jll.com

Connor Ott
Vice President
612-217-6742
connor.ott@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved. JLL | 250 Nicollet Mall, Suite 1000 | Minneapolis, MN 55401