

Bloomington Warehouse & Office Space

1224 WEST 96TH STREET, BLOOMINGTON, MN 55431

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$4.00-\$8.00 SF/yr (NNN)

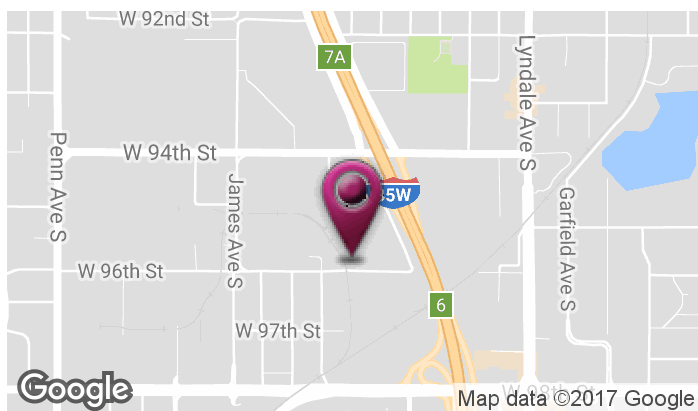
CAM & Tax \$3.37/SF/yr

Lot Size: 5.4 Acres

Year Built: 1964 & 1987 (addition)

Building Size: 102,340 SF

Renovated: 2007



- Located off 35W near I-494
- Close proximity to Richfield, Burnsville, Edina, and Minneapolis
- 22 foot ceilings
- Dock & drive-in doors

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JGM PROPERTIES
1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:

ELI RUSSELL
612.290.1037

elir@jgmproperties.com

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PROPERTY OVERVIEW

JGM is pleased to present to you an immaculate building with warehouse space available for lease. We offer a variety of sizes ranging from 1,000-20,000 square feet. We also have office + warehouse space combination spaces available at this location.

LOCATION OVERVIEW

This amazing building with warehouse space as well as showroom & flex spaces, is located off 35W & the 96th Street Exit in Bloomington, within 1 mile of I-494. It's not just convenient for you to access...even the delivery drivers and your employees will find the building with ease.

PROPERTY HIGHLIGHTS

Located off 35W near I-494

Located within close proximity to Richfield, Burnsville, Edina, and Minneapolis

22 foot ceilings

Dock & drive-in doors

Access to heavy power

Custom build-outs available



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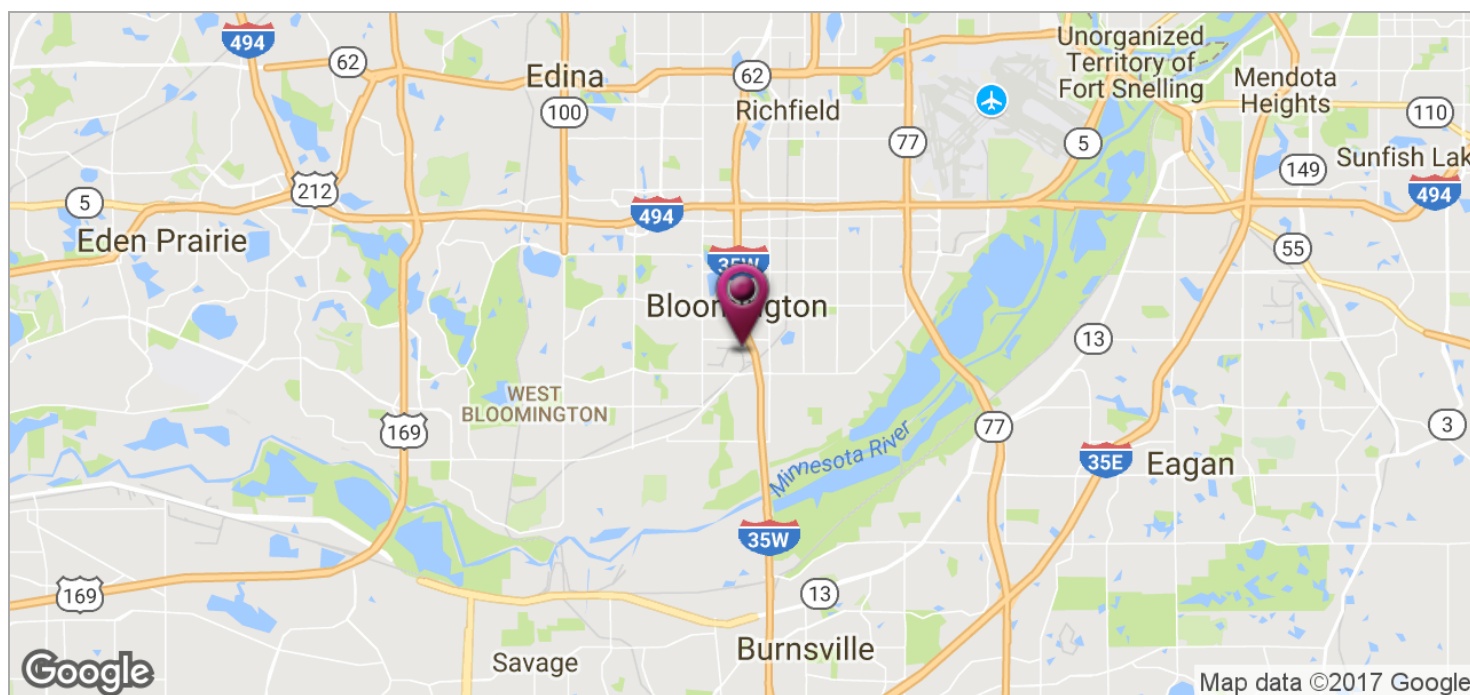
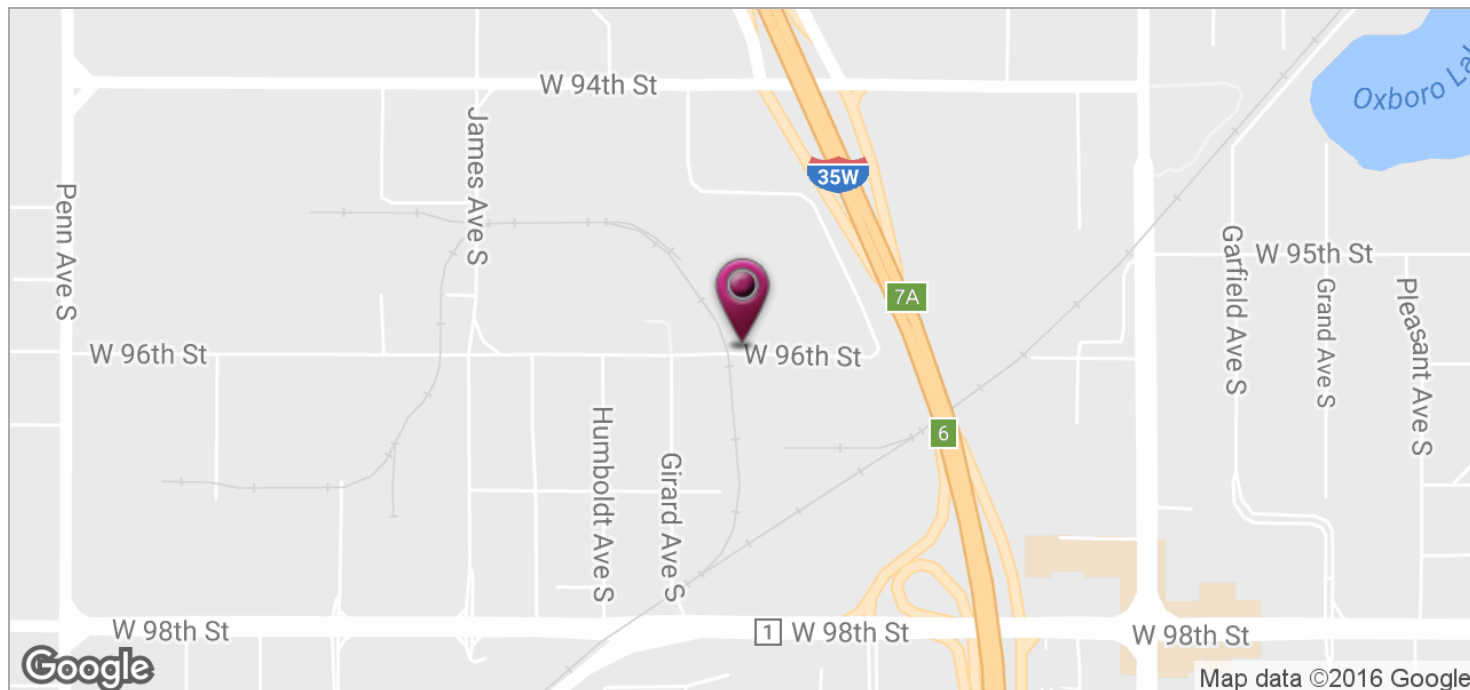
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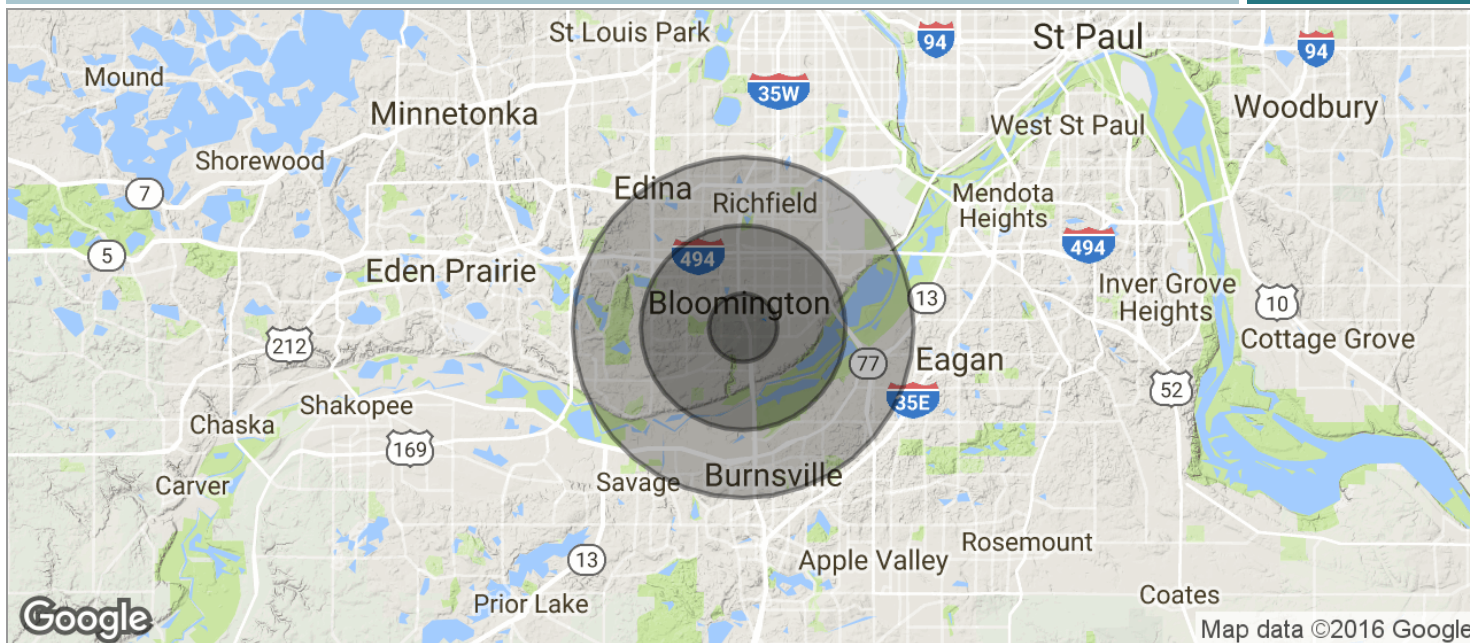
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,211	76,140	211,393
MEDIAN AGE	41.8	40.6	39.5
MEDIAN AGE (MALE)	40.8	39.3	37.9
MEDIAN AGE (FEMALE)	41.9	41.7	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,733	33,591	92,397
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$65,158	\$65,864	\$71,710
AVERAGE HOUSE VALUE	\$258,351	\$249,474	\$256,220

* Demographic data derived from 2010 US Census

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