

FOR SALE OR LEASE

STACK

7900 CHICAGO AVENUE

BLOOMINGTON, MN 55420

AVAILABLE NOW - FOR SALE OR LEASE



AVAILABILITY SUMMARY

General Building Information

Building Size

152,600 SF

Year Built

1964 | 1965 (addition)

Parcel Size

7.82 AC

Fire Protection

Wet System

Electric Capacity

800 amp, 277/480v

Concrete Slab

6"

Column Spacing

30' x 25'

Solar

155KW Array

Vacancy Details

Space Available

40,000-89,633 SF

Parking

56 Stalls

Clear Height

18'

HVAC

Warehouse: Heated

Office: A/C

Loading

3 dock doors w/ levelers
3 internal dock doors
Ability to add more docks

Space Notes

Flexibility with demising space
Class A office finish

Lease Details

Lease Rate

Negotiable

CAM/Tax

\$5.38 PSF

Sale Details

Sale Price

\$15,200,000

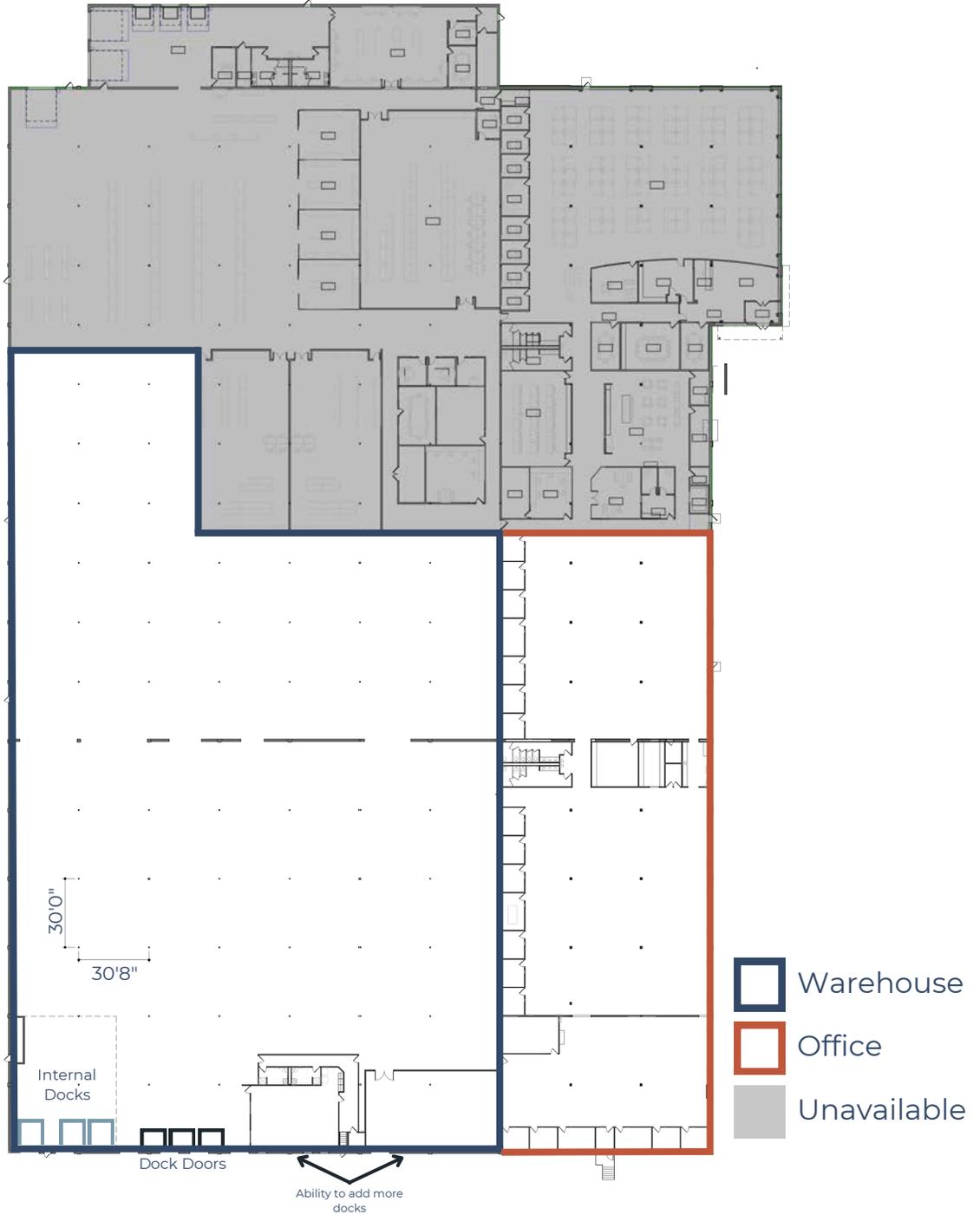
Property Tax

\$269,315.04

PROPERTY PHOTOS



FLOOR PLAN



89,633 SF
Total

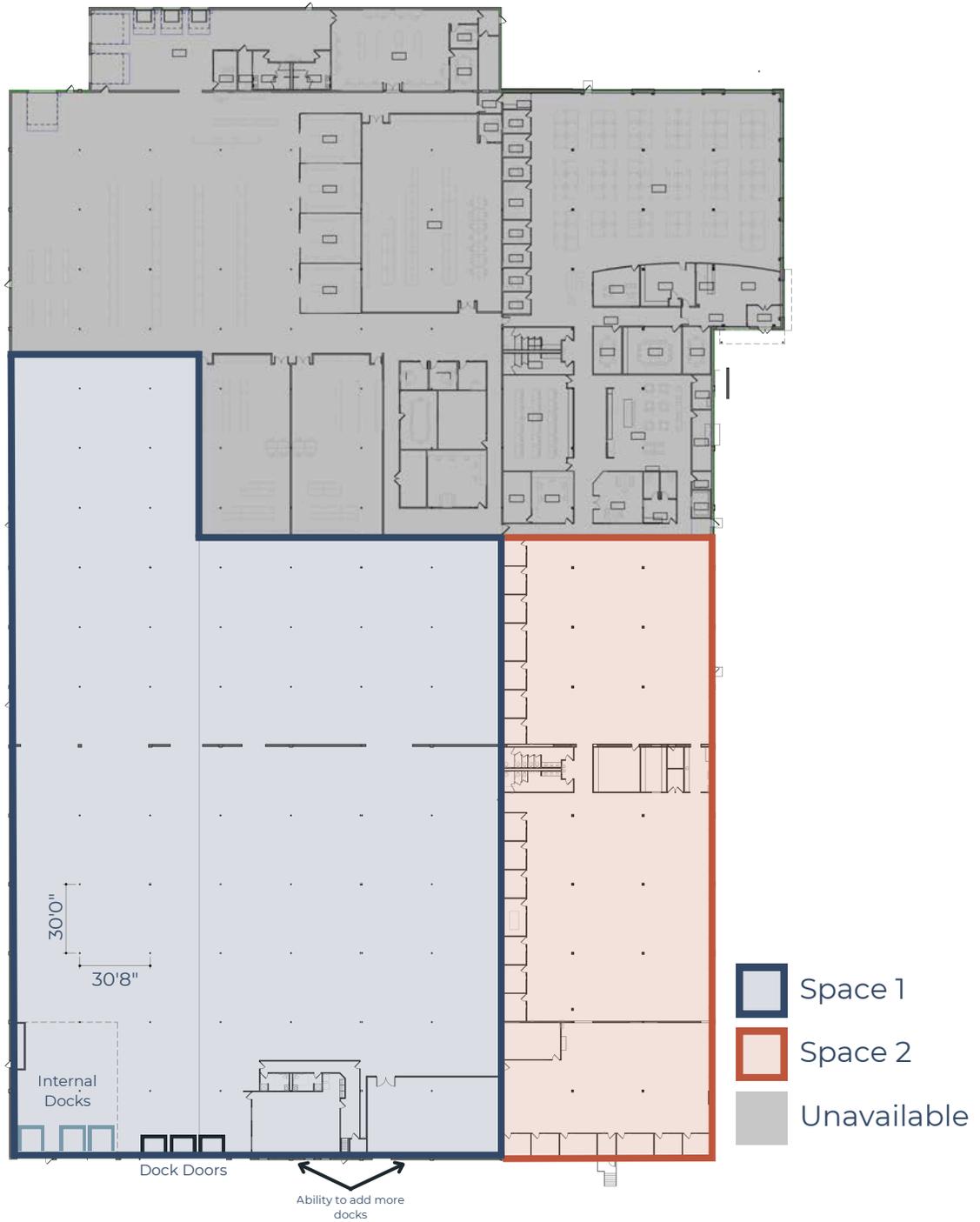


20,250 SF
Office

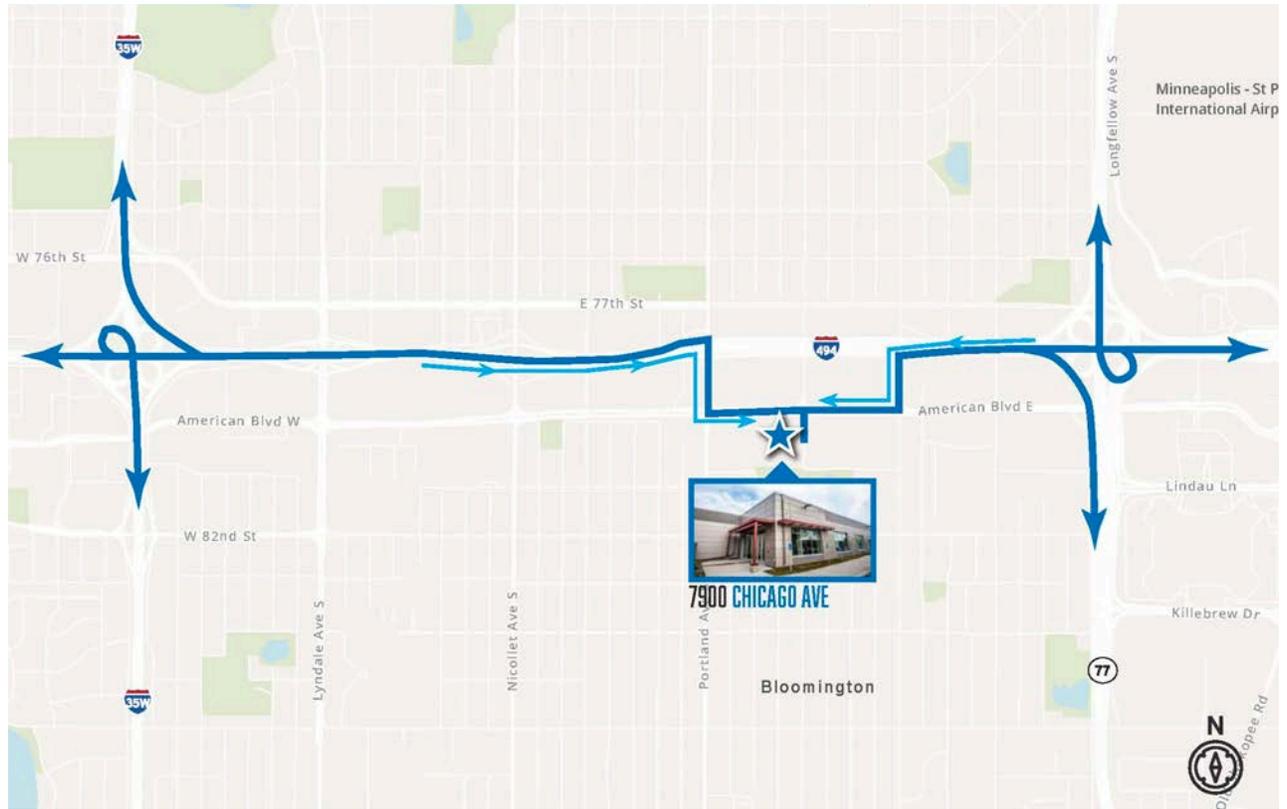


69,383 SF
Warehouse

ALTERNATIVE FLOOR PLAN



LOCATION



679

Restaurants within 5 miles

Hazelwood Food and Drink
Ciao Bella
Cadillac Ranch
Ze's Diner
Woolley's Kitchen & Bar
Shantytown Grill
Perk Up Kitchen
FireLake Grill House & Cocktail Bar
Northern Kitchen
Outback Steakhouse
Applebee's Bar & Grill



1,312

Retail shops within 5 miles

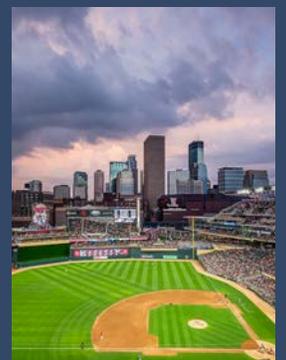
Mall of America (500+ Shops)
Southtown Shopping Center
Nordstrom Rack
Duluth Trading Co.
Anthropologie
Macy's
Carhartt
Twin Cities Premium Outlets
Kohl's
T.J. Maxx
Free People

STRONG ECONOMY

Minnesota boasts one of the most diverse and resilient economies in the nation, supported by a strong concentration of Fortune 500 headquarters, a thriving startup ecosystem, and a highly educated workforce. The Twin Cities consistently rank among top U.S. metros for business growth, infrastructure, and talent retention, making the region a strategic location for companies across industries. Key economic drivers include technology, healthcare, advanced manufacturing, logistics, and financial services, all backed by a business-friendly environment and stable long-term growth. Combined with a high quality of life and strong population fundamentals, Minnesota offers an ideal setting for businesses seeking sustainable expansion and commercial investment opportunities.

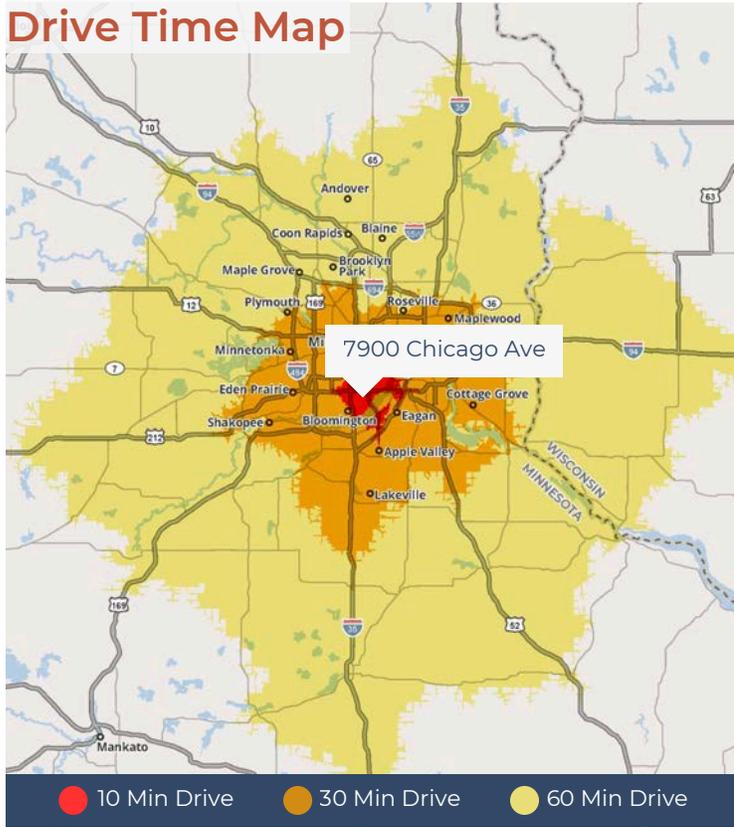
Comparable Markets

						
	Minneapolis/ St. Paul	Chicago	Columbus	Detroit	St. Louis	Denver
Unemployment Rate	4.0%	5.7%	3.2%	5.1%	3.4%	2.5%
Median Household Income	\$89,972	\$80,564	\$75,464	\$69,898	\$73,017	\$94,899
Average Home Value	\$415,355	\$357,638	\$306,286	\$284,665	\$285,007	\$612,962
Bachelor's Degree or Higher	46%	42%	41%	35%	38%	49%
Mean Work Commute Time (minutes)	25.2	31.3	24.1	26.7	25.5	27.7
Employment by Industrial (Industrial)	18.4%	20.2%	19.6%	22.7%	19.6%	17.0%



A STRONG LABOR POOL

Drive Time Map



Market Profile


86,580
 Bloomington Population


0.3%
 Bloomington Projected
 Population Growth (23-28)


-17.7%
 Growth in Resident
 Workers - Southeast


7,621
 Resident Workers in the
 Southeast

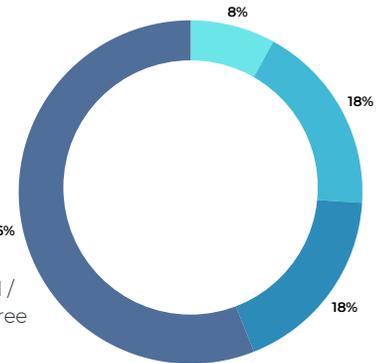
Education (Bloomington)

8% No High School
 Diploma

18% High School
 Graduate

18% Some
 College

56% Bachelor's / Grad /
 Professional Degree



Industrial Work Force

Manufacturing/
 Warehouse

Logistics

Other

15%

48%

37%

3.7%
 Unemployment
 Rate

Income



\$83,973 Median
 Household Income



\$49,883 Per Capita
 Income



Bloomington Housing Profile


16,324
 Multi-Family
 Units


367
 Total Multi-Family
 Units Under
 Construction 2023


2.27
 Average
 Household Size

STACK

CONTACT



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