#### FOR SALE 40,648 SF

# 11200 HAMPSHIRE AVE S BLOOMINGTON, MN

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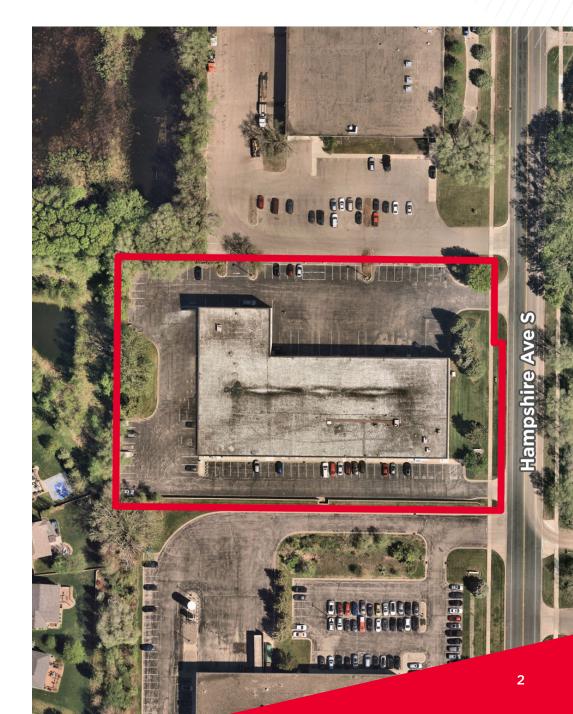
### **PROPERTY INFORMATION**



#### **Property Highlights**

- Building will be vacant upon closing
- Large windows in the warehouse area
- EV charging station on exterior of building

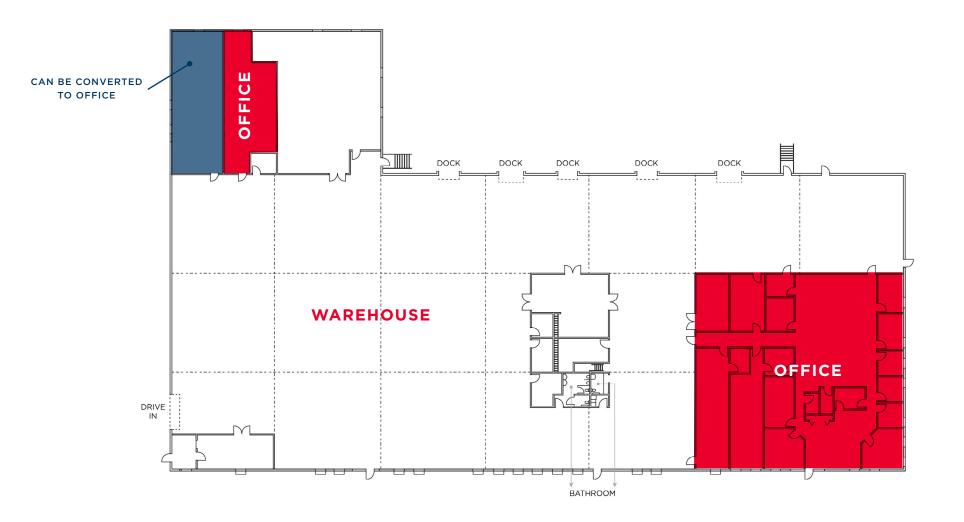
Address	11200 Hampshire Ave S Bloomington, MN
Sale Price	\$4,995,000 (\$122.88)
Building Size	8,800 SF Office <u>31,848 SF Warehouse</u> 40,648 SF Total
PID	0511521210008
Land	3.10 AC
Clear Height	24'
Year Built	1996
Roof	TBD
Loading	5 Docks 1 Drive-in
Parking	75 Stalls
Sprinklered	Yes
2024 Property Taxes	\$110,182.34 (\$2.71 PSF)





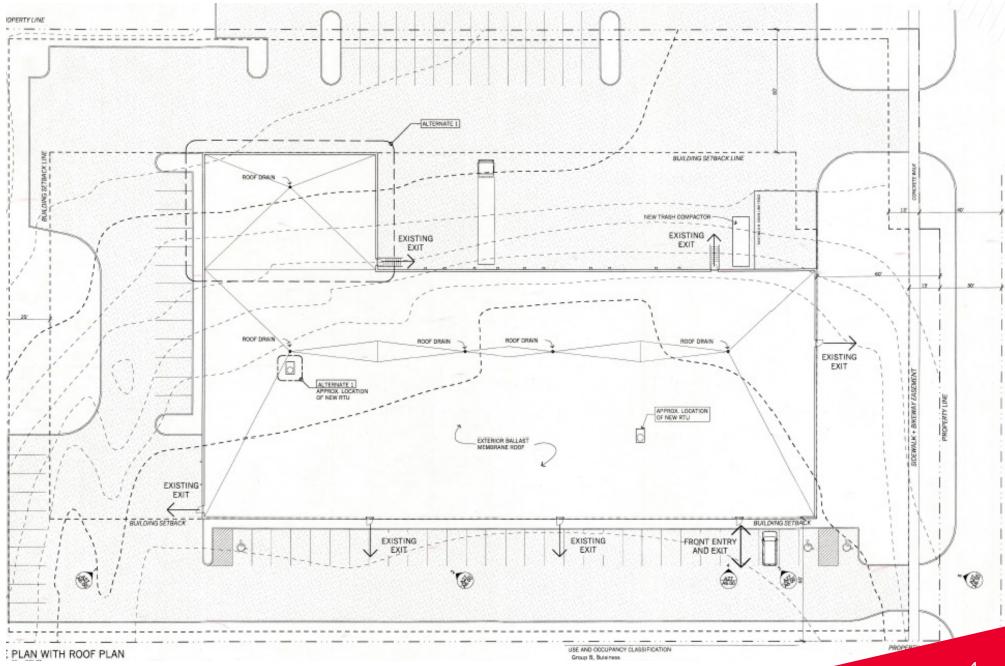
#### **FLOOR PLAN**

8,800 SF OFFICE 31,848 SF WHSE 40,648 SF TOTAL



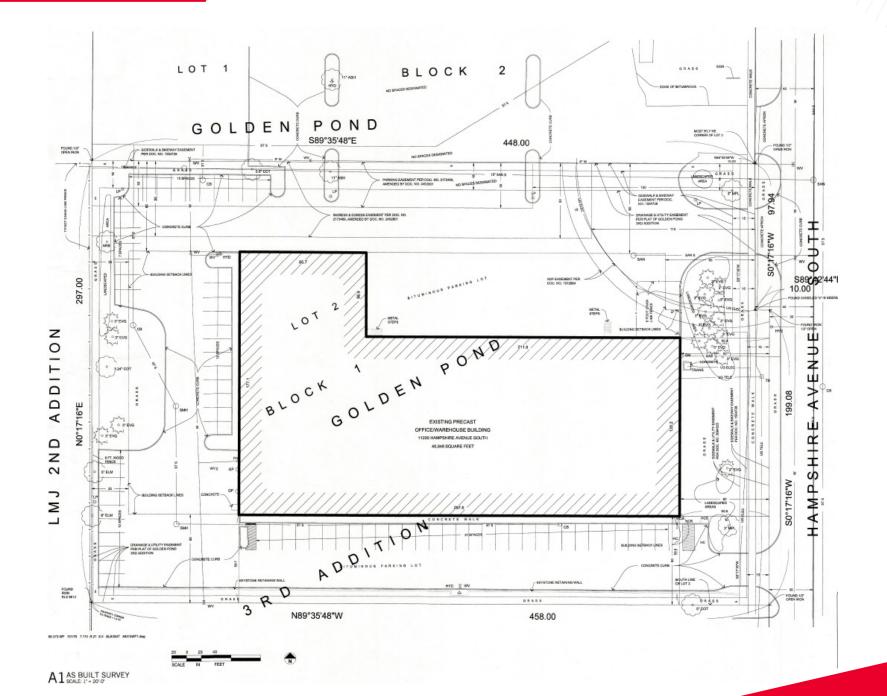
SITE PLAN





#### AS BUILT SURVEY

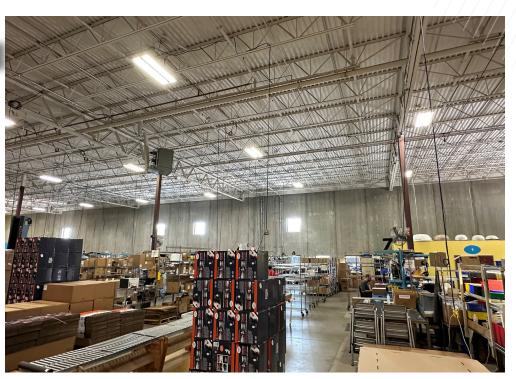


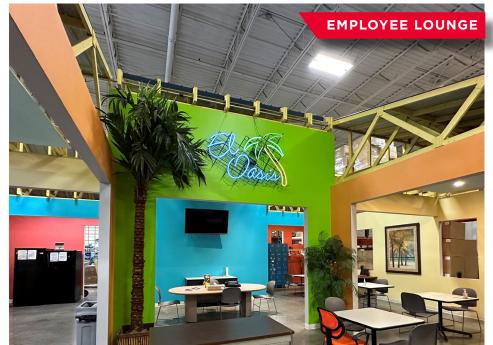


### **PROPERTY PHOTOS**











# **PROPERTY PHOTO**





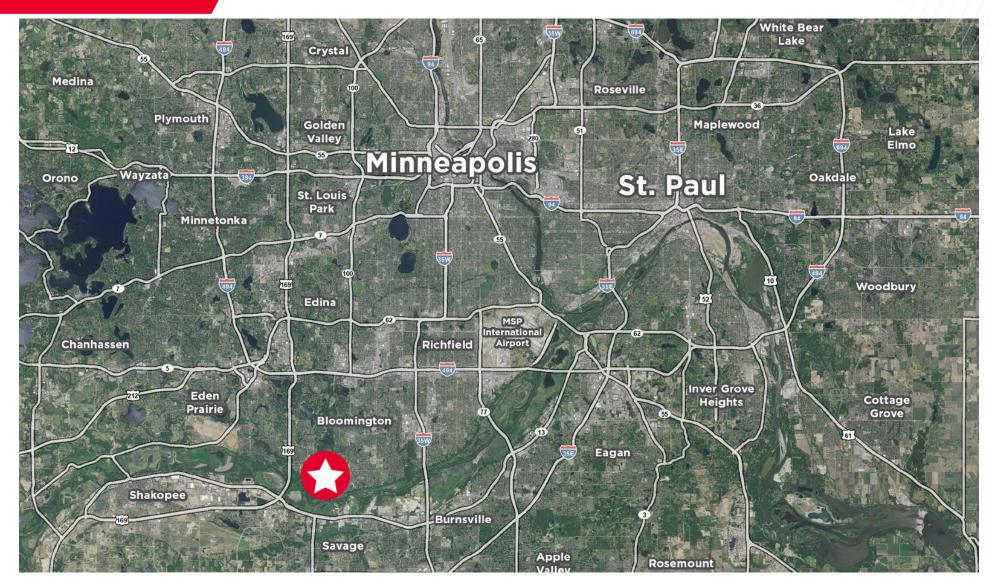
# **PROPERTY PHOTO**





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