

FOR LEASE - SUITE 140 - SPEC SUITE COMPLETED!

BLOOM TECH WORKPLACE

9201 E Bloomington Fwy
Bloomington, MN 55420



Leased By:

STACK
INDUSTRIAL PARTNERS

Professionally Owned & Managed By:

CH **CLEAR HEIGHT**
PROPERTIES

PROPERTY OVERVIEW

General Building Information

Total Building Size

121,684 SF

Year Built

1985

Parcel Size

8.55 acres

Parking

354 Spaces

Electric Capacity

3 Phase; 1,200 amps, 120/208v

Owned & Managed By

Clear Height Properties

Suite 140 Specs

Total Square Footage

5,515 SF

Available

Now

Warehouse Size

3,883 SF

Loading

1 Dock

Office Size

1,632 SF

Clear Height

14'

Sprinklers

Yes

Lighting

LED

Suites 140 & 145 Specs

Total Square Footage

8,507 SF

Warehouse Size

5,091 SF

Office Size

3,416 SF

Loading

2 Docks

Suites 140, 145, & 150-160 Specs

Total Square Footage

13,549 SF

Warehouse Size

7,409 SF

Office Size

6,140 SF

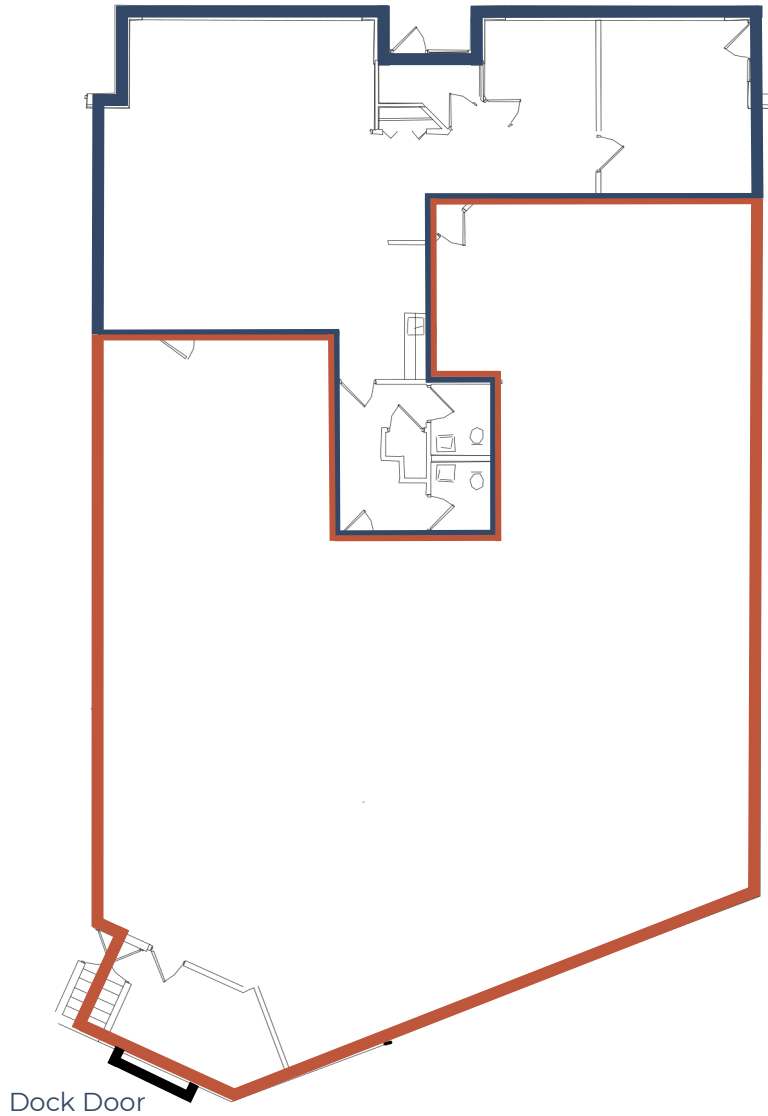
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3 Docks | 1 Drive-In

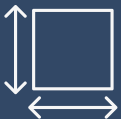
Financials

Lease RateOffice: \$12.50 PSF
Warehouse: \$6.50 PSF**CAM/Tax (2026)**\$2.39 (CAM)
\$3.46 (Tax)
\$5.85 Total

AVAILABLE SPACE - SUITE 140



Dock Door



5,515 SF
Total

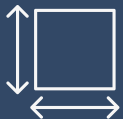
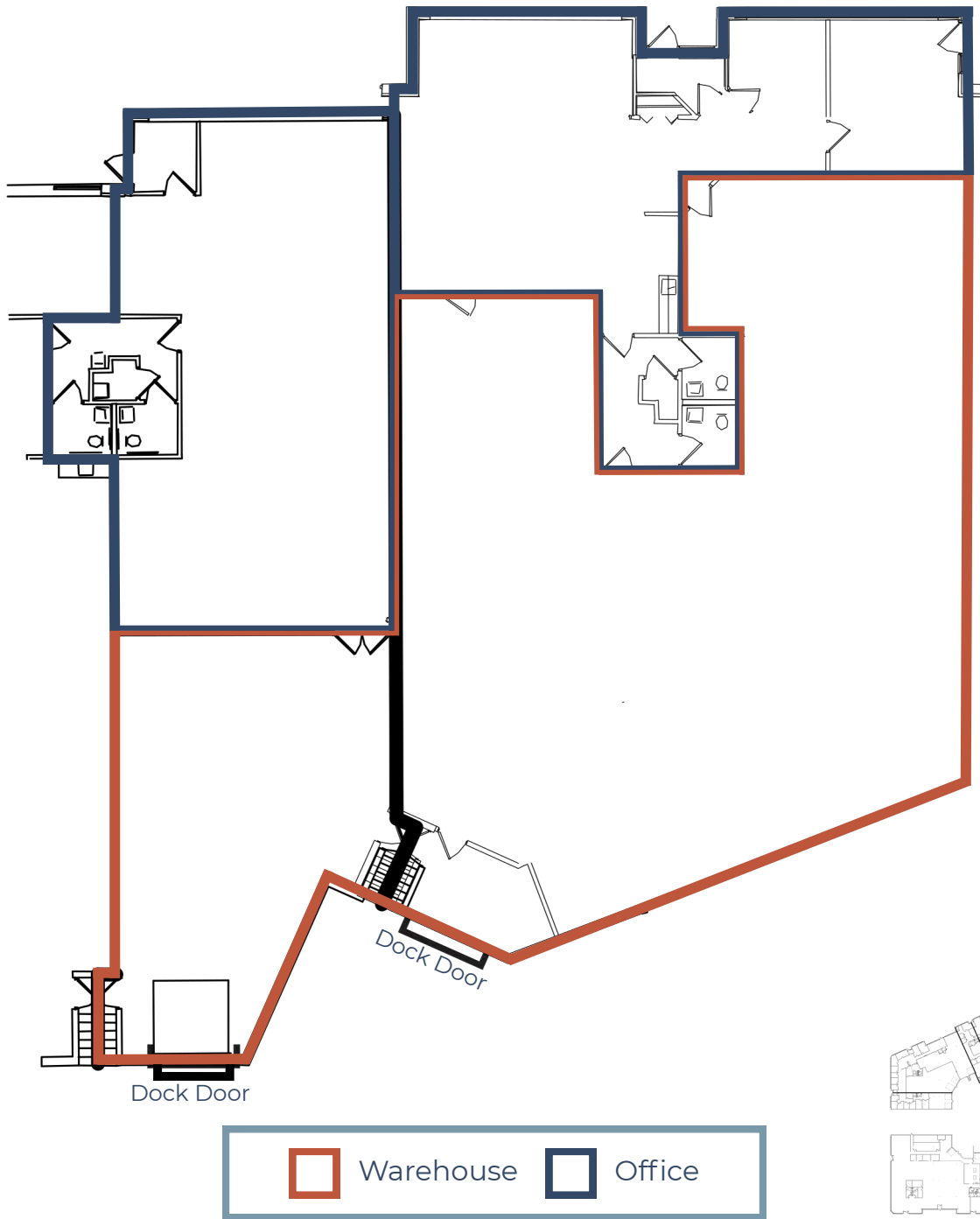


1,632 SF
Office



3,883 SF
Warehouse

FLOOR PLAN - SUITES 140 & 145



8,507 SF
Total

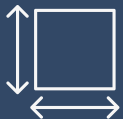
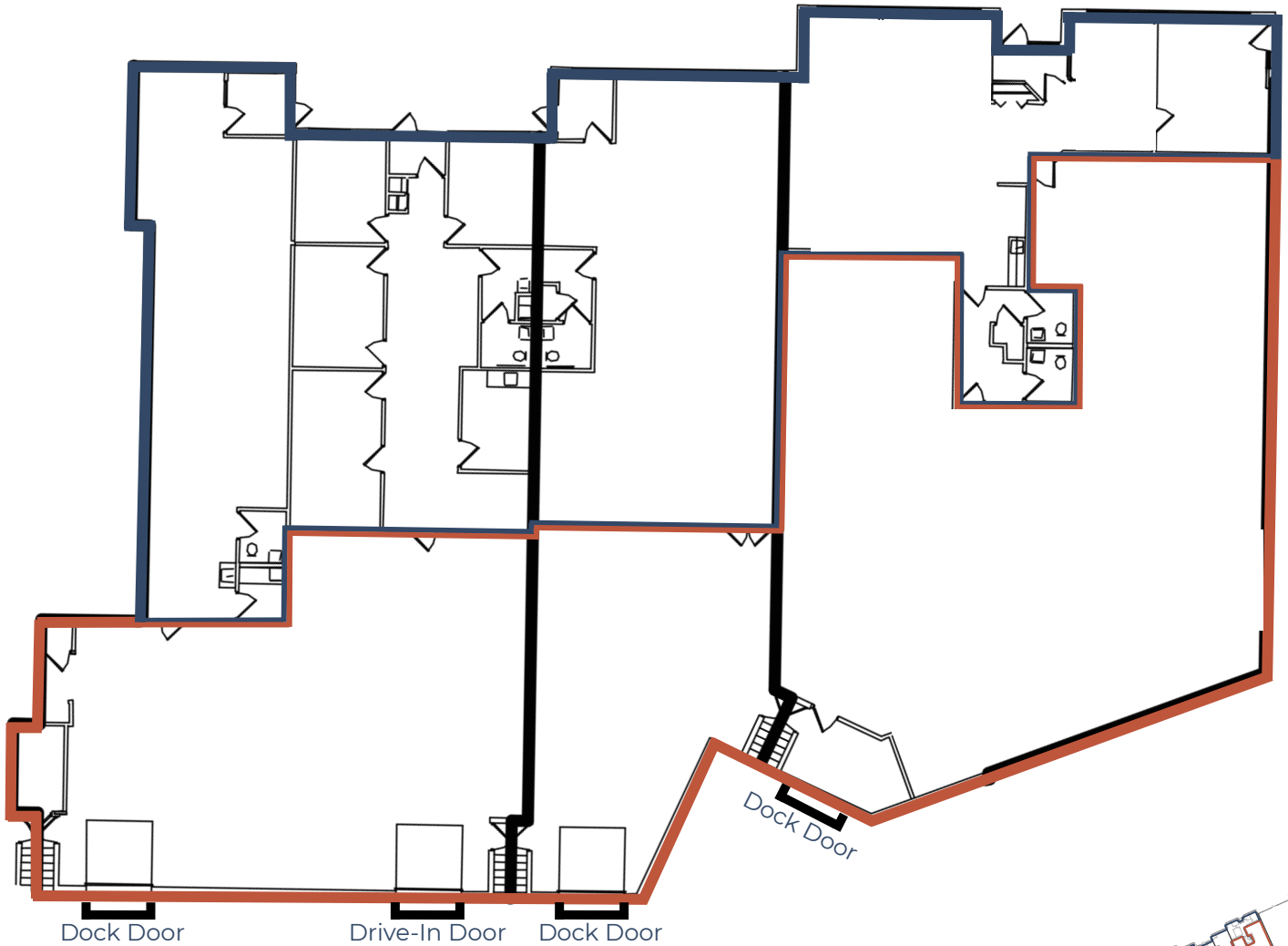


3,416 SF
Office



5,091 SF
Warehouse

FLOOR PLAN - SUITES 150-160, 145, & 140



13,549 SF
Total



6,140 SF
Office

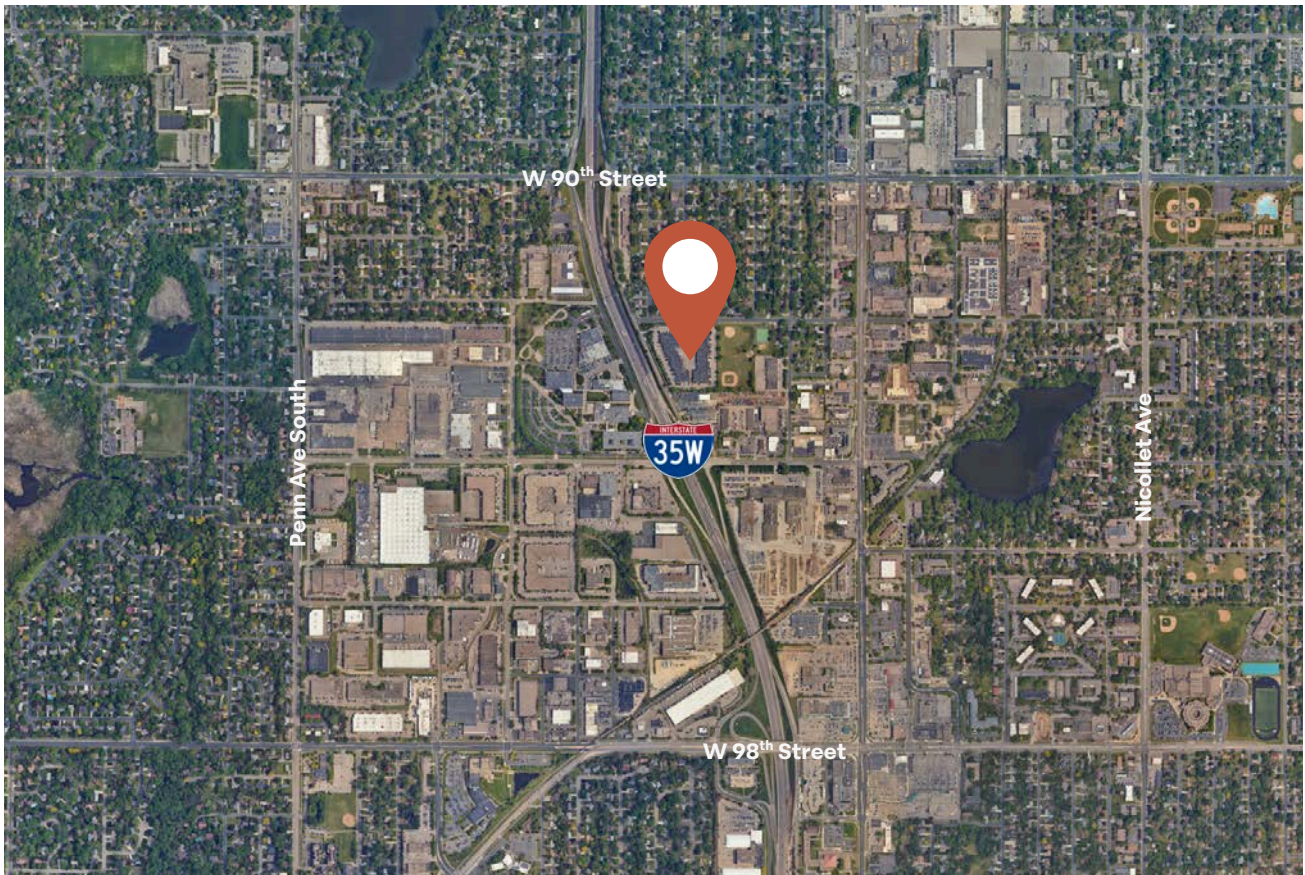


7,409 SF
Warehouse

PROPERTY IMAGES



LOCATION



Nearby Restaurants

Applebee's
Popeyes
Sports Page
Perkins Restaurant & Bakery
Nine Mile Brewing
Green Mill Restaurant & Bar
Dairy Queen
Snuffy's Malt Shop
White Castle
McDonalds
Taco Bell



Nearby Retail

Valvoline
Cub Foods
Duluth Trading Co
Vertical Endeavors
Discount Tire
Anytime Fitness
Dollar Tree
Carquest Auto Parts
FedEx
CrossFit 952
Extra Space Storage

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