



THE
BROOKSHIRE
COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

7930 Computer Ave S
BLOOMINGTON, MN 55435

4,120 SF
For Lease
\$12/SF NNN



CONTACT

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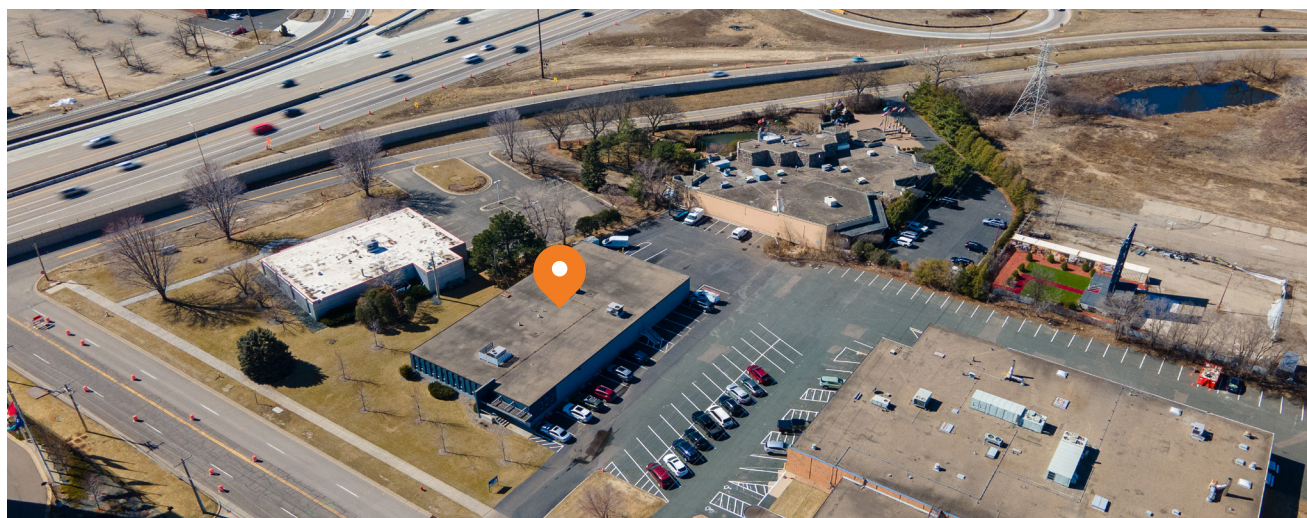
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7930 Computer Ave S, Bloomington, MN

Check out this 4,120 SF fully built-out space in a freshly painted brick building with modern curb appeal. Located in the heart of the I-494 Corridor, this property offers unmatched convenience for businesses seeking accessibility and functionality. Previously used as property management offices, this space is ready for a seamless transition to your business needs. This location combines professional space with practical storage and logistics capabilities, making it an ideal fit for a variety of businesses. Schedule a tour today to explore how this property can support your success.

PROPERTY HIGHLIGHTS

- 4,120 SF Available
- Storage/Warehouse with Drive-in Door access
- Private offices (6) and Conference room
- Located within I-494 Corridor
- Employee Parking
- Convenient to Normandale Lake, an abundance of restaurant and fast casual options, less than 10 miles from MSP Airport



ZONING | CS-1 , Comercial Service District

This district is designed for service-oriented developments near freeway interchanges or busy areas, offering food, lodging, fuel, and automotive services. It supports convenient access to goods and services while minimizing traffic congestion and hazards in high-traffic zones.

PERMITTED USES

Offices; Hotels; Cinema and Theaters; Transit Stations; Public Uses; Transient merchant sales as an accessory use in hotel interiors only; Entertainment and recreation special events; Post-secondary educational institutions;

*See [city ordinance](#) for full list of property use

Specifications

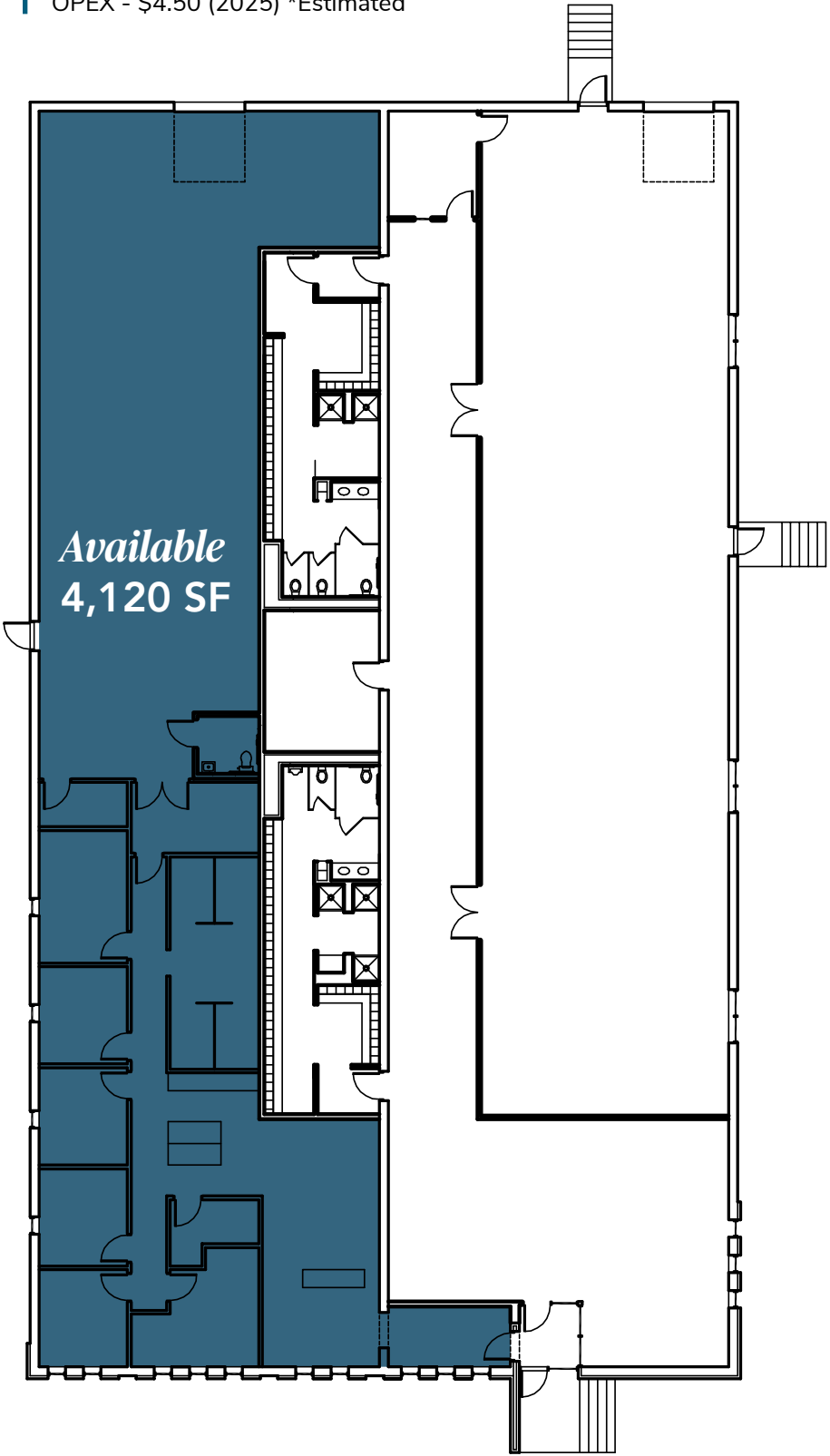
ZONING	CS-1: Commercial Service District	PROPERTY SIZE	1.27 Acres Lot
PROPERTY USE	Office	BUILDING IMAGE	
BUILDING YEAR	1956	Building Materials	Brick
FLOORS	Two-story building	AVAILABLE	4,120 RSF
PROPERTY ACCESS	Excellent Access	Private Offices	6 Total (~### SF/Each)
Nearby HWY	I-494 (1 mile) MN 100 (0.5 miles)	Conference Room	1 Total (~ ### SF)
Public Transportation	Bus Stop - 77th St & Computer Ave (4 min Walk)	Warehouse/Storage	### SF
SPECIAL EQUIPMENT	Wood storage racks	DRIVE-IN	1 total - 8'x8', ramped
		CEILING HEIGHT	14' Clear
		RESTROOM	1 Unisex



Space For Lease

SUITE B
4,120 RSF

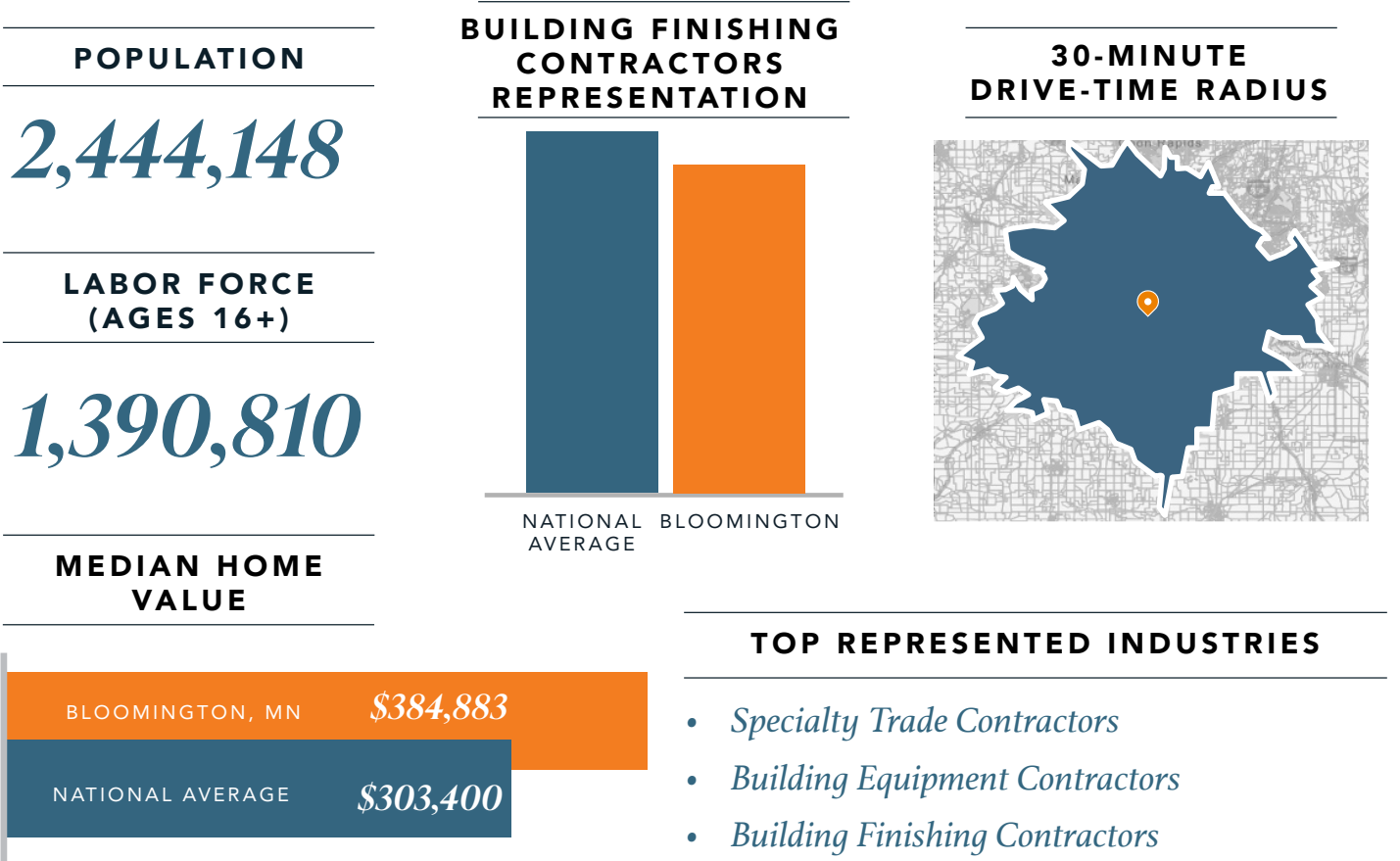
\$12 PSF NNN
OPEX - \$4.50 (2025) *Estimated





LABOR SNAPSHOT BLOOMINGTON

The Brookshire Company utilizes cutting-edge analytics allowing us to isolate labor, economic, and demographic data within a specific radius to meet a company’s needs. We tailor our analysis down to the SOC code, identifying occupations based on the exact skills and qualifications required. By analyzing key metrics we provide insights tailored to your specific market needs.



BUILDING EQUIPMENT CONTRACTORS

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Construction Laborers	11,414	\$32.55/hour
Carpenters	8,039	\$37.31/hour
Electricians	5,876	\$43.41/hour

BUILDING FINISHING CONTRACTORS

Occupation Title (SOC- Based)	# Employed	Average Hourly Wage
Painters, Construction & Maintenance	2,649	\$31.39/hour
Drywall & Ceiling Tile Installers	667	\$33.51/hour
Insulation Workers, Floor, Ceiling, & wall	519	\$31.68/hour

Please note that the statistics provided are a representation of our data capabilities for the labor market in the selected region and do not guarantee the availability of labor or its suitability for the company's needs.