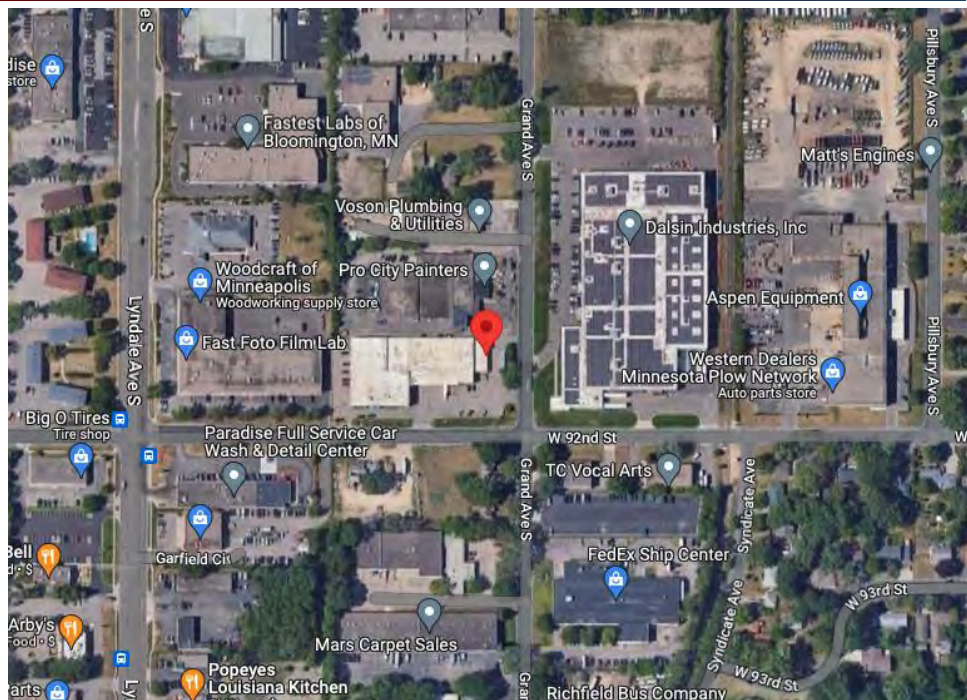


Industrial Warehouse & Office Available

9130 Grand Ave S,
Bloomington MN



Exceptional industrial property centrally located in Bloomington. This property provides a great opportunity for businesses looking for a functional and versatile space to lease or own with additional income through a stable cotenant. Recent updates to paint, lighting and a complete transformation of the office space, provides a turn-key space for tenants and owner-users alike. If you are looking to lease space or purchase a building to operate out of a portion of the building, this is a great opportunity.



Sale Price	Negotiable
Lease Price	\$5 Net(Warehouse) / \$9 Net(Office)
CAM & Taxes	\$4.50 (2024)
Property Type	Industrial
Property ID	10-027-24-32-0015
Property Status	For Sale/Lease
Total SF	36,034 SF
Total Available SF	14,625 SF
Year Built	1964
Tenancy Type	Single
Sprinklers	100%
Parking Ratio	1 per 1,000 SF
Parking Spaces	36
Land Area	1.86 Acres
Zoning	I-3, General Industrial
Clear Height	14'-18'
Drive Ins	1
Dock Doors	1
Availability Date	07/01/2026
Financials	Contact Broker



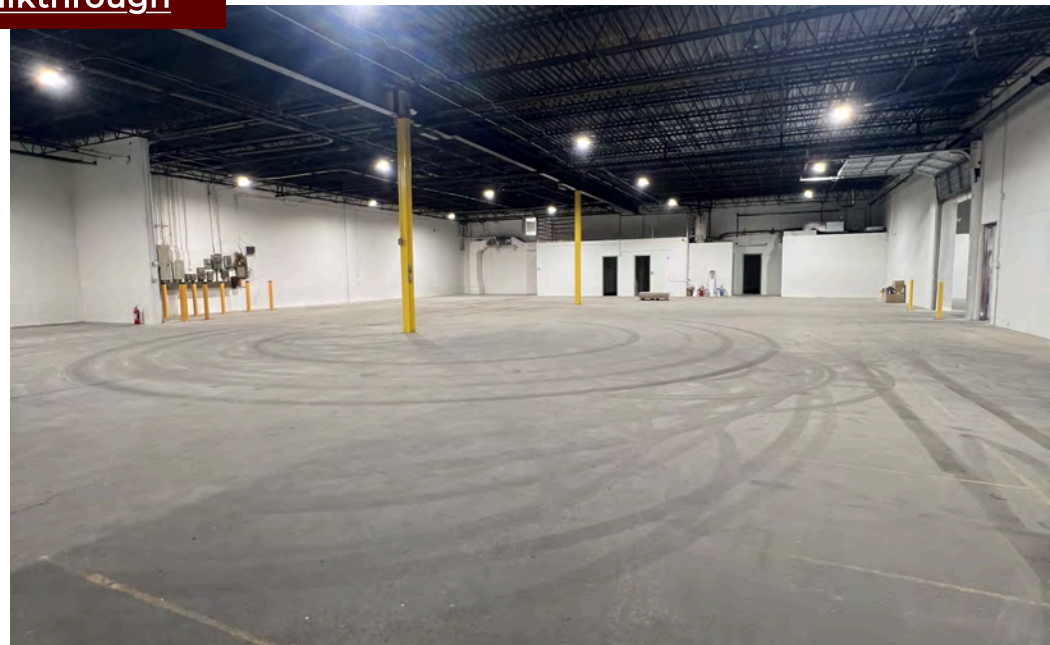


Virtual Walkthrough





Virtual Walkthrough



2024 DEMOGRAPHIC SUMMARY

1.27M
Total Population

36.9
Median Age

704,717
Employed Population

230,022
Households

\$85,438
MEDIAN HOUSEHOLD
INCOME

\$309,200
MEDIAN PROPERTY
VALUE

2.75%
Employment
YEAR-OVER-YEAR
GROWTH

EMPLOYMENT



White Collar **75%**



Blue Collar **13%**



Services **15%**

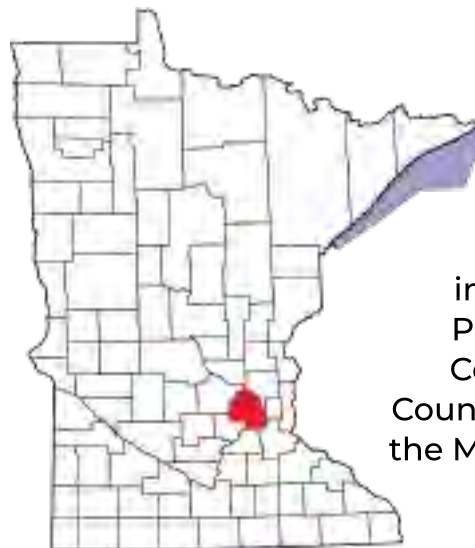


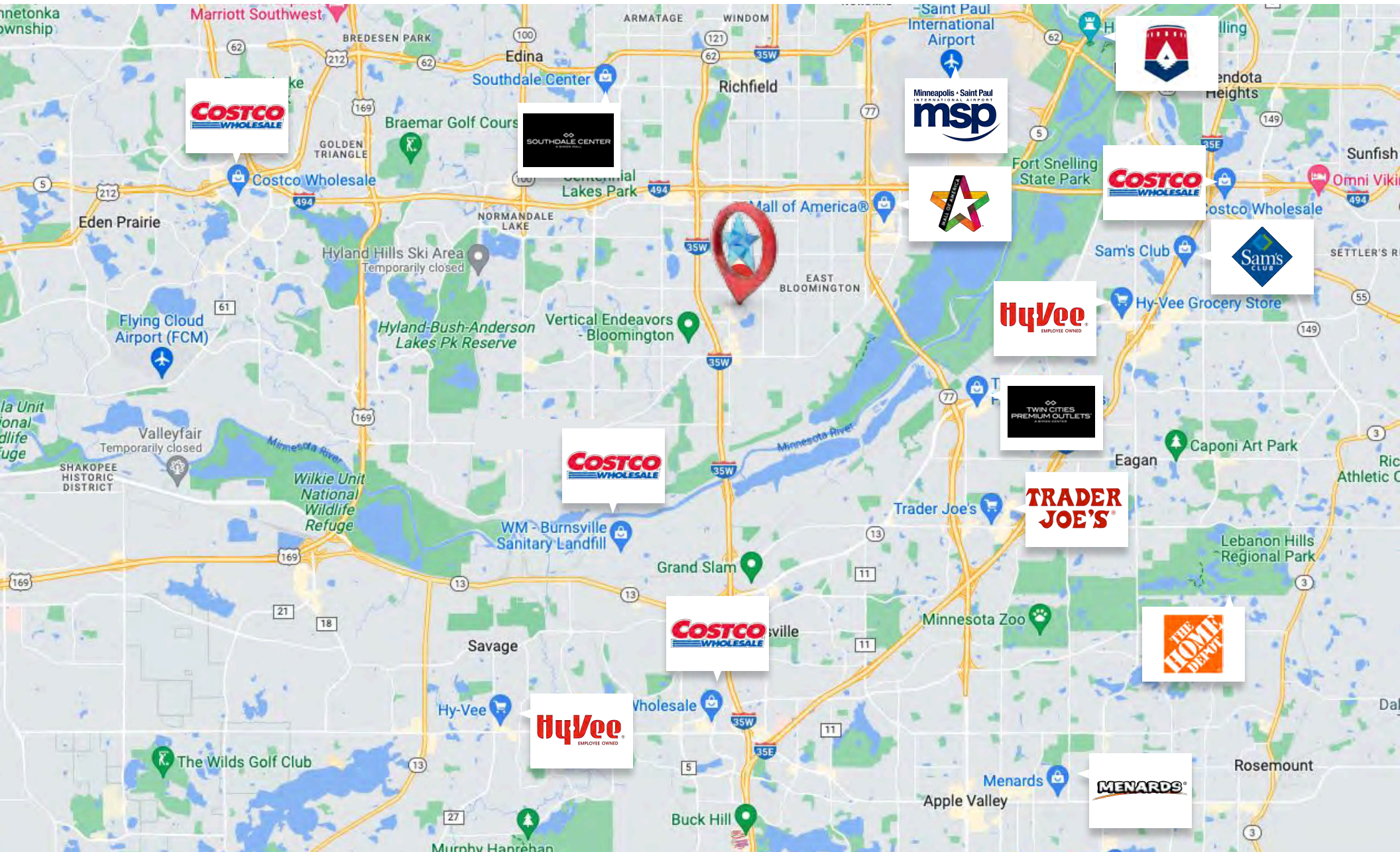
Unemployment Rate

MARKET OVERVIEW

Hennepin County has a population of nearly 1.2 million.

Cities in Hennepin County include Minneapolis, Bloomington, Plymouth, Brooklyn Park, Brooklyn Center, and Minnetonka. Hennepin County is the most populous county in the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area.





At Caspian Group, we strive to provide the highest quality service possible to all of our clients. Our expert team of brokers leverages market intelligence to deliver superior results in retail, industrial, and office properties. When you partner with us, you gain more than a broker – you gain a team dedicated to your success.


We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

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