

**PRIME
COMMERCIAL SPACE
FOR LEASE
19,206 SF Available**

335

**East 78th Street
Bloomington, MN 55420**

PRESENTED BY

DUANE POPPE, SIOR, CCIM

Managing Principal

952.223.6721

dpoppe@lee-associates.com

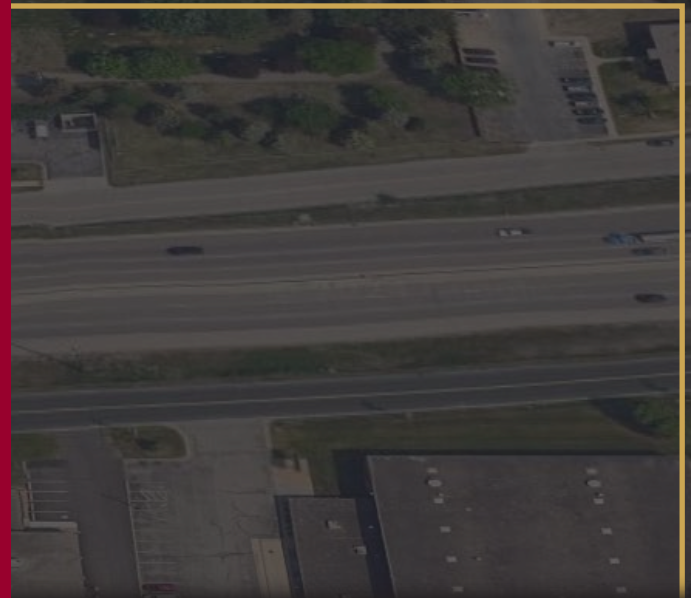
THOMAS J. DUNSMORE, SIOR

Vice President

651.775.4282

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



MATTERPORT WALKTHROUGH



**Perfect for office,
showroom or
warehouse space**

19,206 SF available

\$7.00 PSF (NNN)

**7,000 SF
outdoor storage
\$1.50 PSF**

5 oversize drive-in doors

**Great location at I-494 and
Portland Avenue**

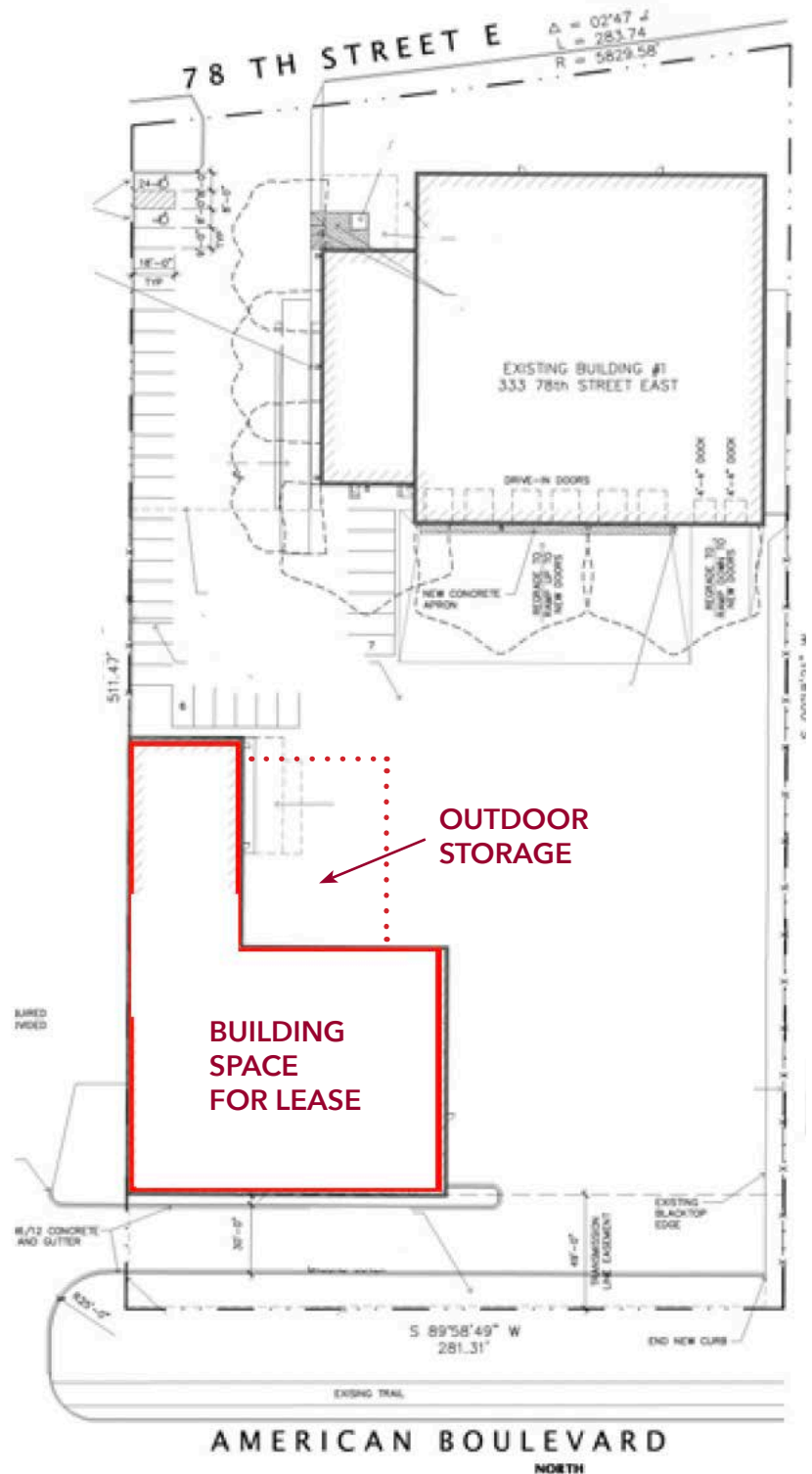
**Signage and access on
American Boulevard**

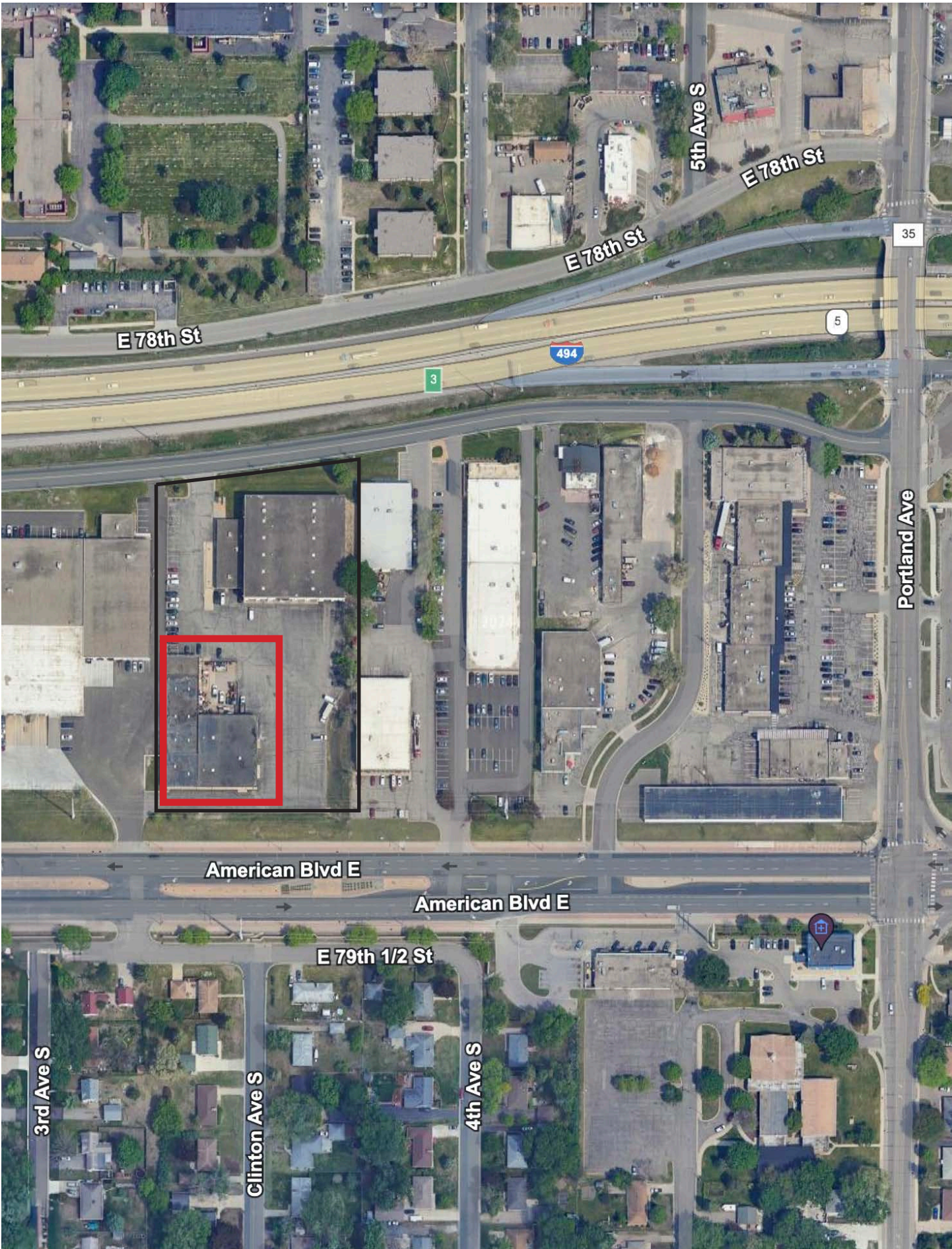
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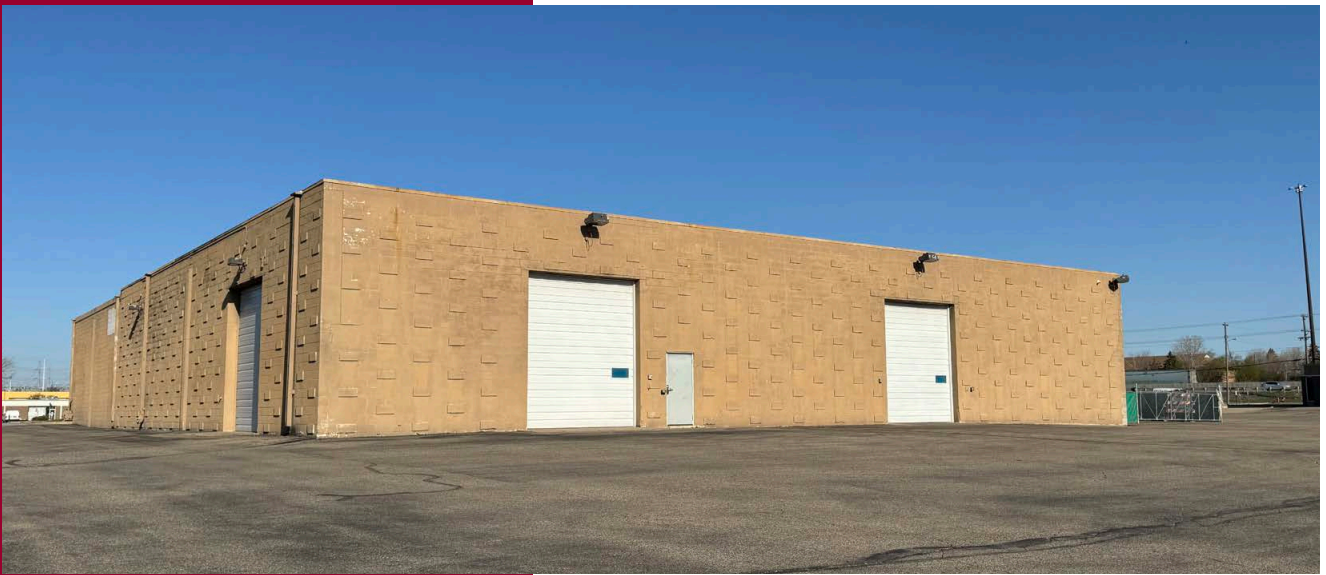
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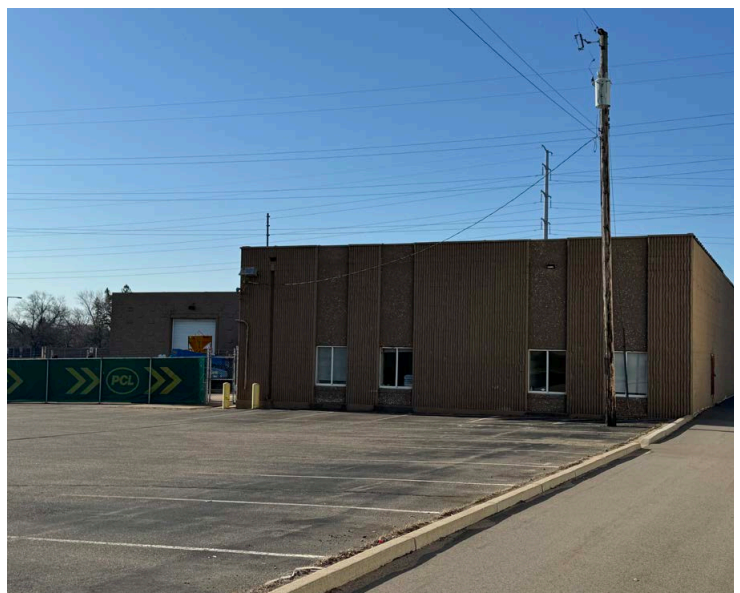
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COMMERCIAL REAL ESTATE SERVICES



City of Bloomington

ZONING FD-2

Table key. The following labeling conventions apply to each table in this section.

P - Permitted uses. Uses identified in the zoning district column with the letter "P" are allowed as permitted uses, primary or accessory, in the respective zoning district.

C - Conditional uses. Uses identified in the zoning district column with the letter "C" are allowed as conditional uses, primary or accessory, in the respective zoning district. Conditional uses must obtain a conditional use permit prior to commencing.

I - Interim uses. Uses identified in the zoning district column with the letter "I" are allowed as interim uses, primary or accessory, in the respective zoning district. Interim uses must obtain an interim use permit prior to commencing.

A - Accessory uses. Uses identified in the zoning district column with the letter "A" are allowed as accessory uses in the respective zoning district as defined in § 19.03.

CA - Conditional accessory uses. Uses identified in the zoning district column with the letter "CA" are allowed as conditional accessory uses in the respective zoning district. Conditional accessory uses must obtain a conditional use permit before commencing and are subject to the floor area limitations of accessory uses discussed in subsection (b)(5) above.

L - Limited uses. Uses identified in the zoning district column with the letter "L" are allowed as limited uses in the respective zoning district as defined in § 19.03.

CL - Conditional limited uses. Uses identified in the zoning district column with the letter "CL" are allowed as limited uses in the respective zoning district as defined in § 19.03 provided a conditional use permit is issued before the use commences.

Use Type	Zoning District		References; See Listed Section	
	IT	I-1	FD-2	
RESIDENTIAL				
Multiple-family dwelling			C	21.302.02
Work/live unit		C	C	21.302.30
Dwelling for watchman		A	A	
Congregate Living				
State reviewed (licensed, registered, etc.) residential care facility			C	21.302.23, M.S. 144G, 245A.11, 245D, 462.357
City licensed congregate living facility serving five or more persons			C	21.302.06, 21.302.24
Other Residential				
Home businesses, Type I			A	21.302.13
Home businesses, Type II			C	21.302.13
Customarily incidental feature	A	A	A	
Educational Facilities				
Day care facility (with no exterior signage)	A	A	C	21.302.06, 21.302.27
College or university	C	C	C	21.302.06, 21.302.25
Instructional center	C	C	C	
Community garden	L	L	L	21.302.05(b)
Parks	P	P	P	
Public Services and Utilities				
Government facility, general	P	P	P	21.302.06
Government facility, limited	P	P	P	21.302.06
Public utility facility, general	P	P	P	21.302.06
Public utility facility, limited	P	P	P	21.302.06
Social and Cultural Facilities				
Cultural Campus			C	
Social service distribution facility	P	P	P	
OFFICE				
Office, general, medical, or dental	P	P	P	
RETAIL				
Accommodations				
Hotel/motel	P		C	
Hotel/motel in existence prior to January 17, 2019	P		C	
Medical Facilities				
Laboratory, medical or dental	P	P	P	
Motor Vehicle Services				
Motor vehicle sales, Class IV	P	P	P	
Vehicle repair, major		A	C	
Vehicle repair, minor		A	C	
Recreation and Entertainment				
Health club, adjacent to arterial or collector road and not exceeding 50% building floor area	P	C	C	
Studio, audio or video	P	P	P	
Restaurants and Food Service				
Catering business, major		P	P	21.302.19
Catering business, minor		P	P	21.302.19
Private food service	A	A	A	
Restaurant, with outdoor or rooftop seating, or both	CL		C	21.302.19
Restaurant, without drive-through and without outdoor or rooftop seating	L		P	21.302.19
Brewpub	CA		C	Chapter 13 Article III, Chapter 14, Article I 21.302.22
Taproom/cocktail room	C		C	Chapter 13 Article III, Chapter 14, Article I 21.302.22
Self-brewing facility	C		C	
Retail Sales and Services				
Bank or financial institution	P		P	
Financial institution - limited	L	L	L	
Currency exchange	P		P	14.159 to 14.165
Pet services facility	CL		C	21.302.28
Retail sales, incidental up to 10% of floor area for products manufactured onsite	A	A	A	
Retail sales, incidental to hotel or office - general, medical or dental	A	A	A	
Showroom		A	A	21.302.32
Technology and Manufacturing				
Craft and micro-brewery/distillery/winery	P		P	Chapter 13 Article III, Chapter 14, Article I 21.302.29
Data Center	CL		CL	21.302.35
Low impact, high-technology manufacturing	P	P	P	
Machinery & equipment repair, light		P	P	
Manufacturing		P	P	
Makerspace		P	P	
Printing and Publishing	P	P	P	
Research laboratories	P	P	P	
Warehousing	A	P	P	
Wholesaling		P	P	
GENERAL				
Accessory				
Accessory building	A	A	A	21.301.12
Antenna, outside the right-of-way	L	L	L	19.63.05
Fuel pump, private	A	A	A	
Helistop	CA	CA	CA	
Hotel airport parking	CA		CA	
Tower, outside the right-of-way	C	C	C	19.63.05
Tower or antenna in the right-of-way	P	P	P	17.70(d)
Other uses customarily incidental and clearly subordinate to a permitted principal or conditional use	A	A	A	
Agriculture				
Agriculture, indoor	C	C	C	21.302.05
Beekeeping	L	L	L	12.116, 21.302.05
Miscellaneous				
Exterior storage, incidental	P	P	P	21.301.16
Firing range		C	C	14.82-14.84 21.302.11
Railroad lines and spurs	C	C	C	
TEMPORARY/SEASONAL				
Special Events				
Entertainment and recreation special events	P	P	P	14.61
Farmers market	P	P	P	Chapter 14, Article IX
Temporary Uses				
Mobile food unit	P	P	P	21.302.18, Chapter 14 Article V
Temporary retail sales, donated items	P	P	P	14.61, 21.302.33
Transient merchant sales (interior to hotels)	A		A	14.180 to 14.192
Temporary Pandemic, Epidemic, or Emergency Service Facility	I	I	I	21.302.34

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