

FOR LEASE

WAREHOUSE/OFFICE SPACE

BLOOMINGTON, MN



COLDWELL BANKER
COMMERCIAL
REALTY



Location

9700 Humboldt Ave S
Bloomington, MN 55431

Property Features

- ❖ Heavy Power
- ❖ Easy access to location
- ❖ Centrally Located just off I-35
- ❖ Close to 494 / 35W interchange
- ❖ Common Dock area in rear
- ❖ Parking lot front and rear





Lease Information

- ❖ 4620 sq ft est
- ❖ NNN \$11.00 - \$13/ \$4.00 est
- ❖ 3-5-7 yr Terms
- ❖ Dock area to rear of building
- ❖ T/I available pending financials
- ❖ Space 42 x 110
- ❖ 8'x8' Overhead door in space
- ❖ Warehouse 12'8" clear



- ❖ Busy industrial/warehouse area.
- ❖ Busy retail area across the interstate
- ❖ Bus line on 98th st





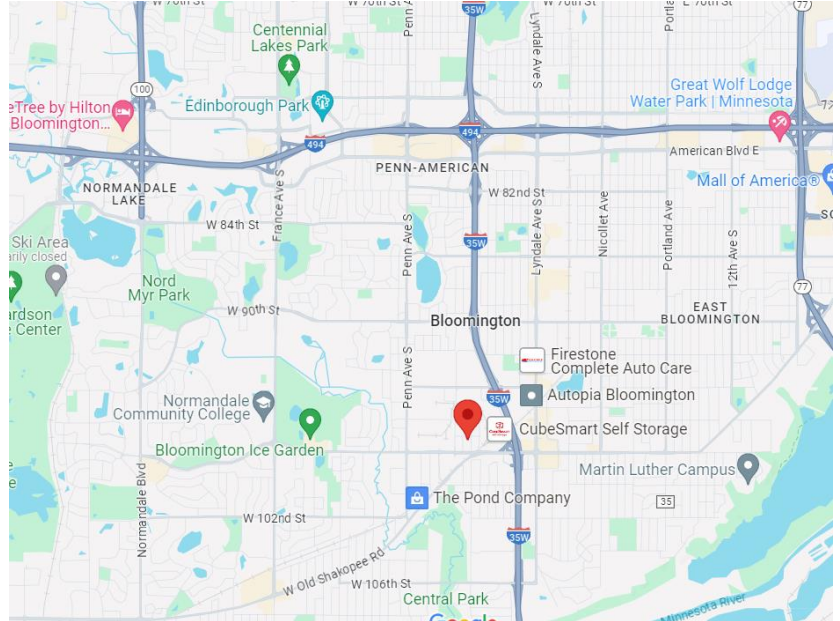
E.F. Engineering, Inc. EPE



9700 Humboldt Ave S Bloomington, MN

5 Mile Area Demographics

- ❖ Population: 211,720
- ❖ Median Household Income: \$81,276
- ❖ Median Home Value: \$278,658
- ❖ Traffic: 98th/Emerson 28,254 VPD/i35-102,396



Coldwell Banker Commercial / JAC Commercial Group

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