

FOR SALE



11100 HAMPSHIRE AVE S

BLOOMINGTON, MN



**30,000 SF OWNER/USER OPPORTUNITY
WITH EXISTING INCOME**

PROPERTY INFORMATION

11100 HAMPSHIRE AVE S

Address	11100 Hampshire Ave S Bloomington, MN 55438
County	Hennepin
Property Type	Industrial
Occupancy	41%
Rentable Square Feet	51,242*
Building Footprint	46,435 RSF*
Office Finish	11,158 RSF Total (21.75%)* 1st Floor - 6,301 RSF 2nd Floor - 4,857 RSF
Warehouse Finish	40,134 RSF (78.24%)
Car Parking Spaces	77
Site Acres	4.06
Year Built	1980
Exterior	Precast concrete
Roof	2006
Lighting	T8
Clear Height	19'
HVAC	A/C in offices, make-up air and gas fired heaters in the warehouse
Sprinkler	100% Sprinklered
Loading	6 docks, 5 drive-ins
Power	1600 amps
Zoning	I-P: Heavy Industrial
Tax Parcel ID	05-115-21-21-0007

*Approximate square footage to be verified by buyer



HIGHLY FUNCTIONAL INDUSTRIAL SPACE



MAKE-UP
AIR



DRIVE-THRU
BAY



TRENCH DRAINS
+ FLAMMABLE
WASTE TRAPS



1600 AMPS:
HEAVY
POWER

FLOOR PLAN



FLOOR PLAN NOT TO SCALE



TENANT PROFILES

BRAUN INTERTEC



BRAUN SQUARE FOOTAGE BREAKDOWN*

WAREHOUSE	20,075 SF
1ST FLOOR OFFICE	269 SF
TOTAL	20,344 SF

*Square footage to be verified by buyer

Lease Expiration: 9/30/2030

Braun Intertec is an employee-owned geotechnical engineering, environmental consulting, and testing firm which has grown to over 1,000 employee-owners and is based in Minnesota, North Dakota, Texas and beyond. Their vision is to be both the consultant of choice and employer of choice.

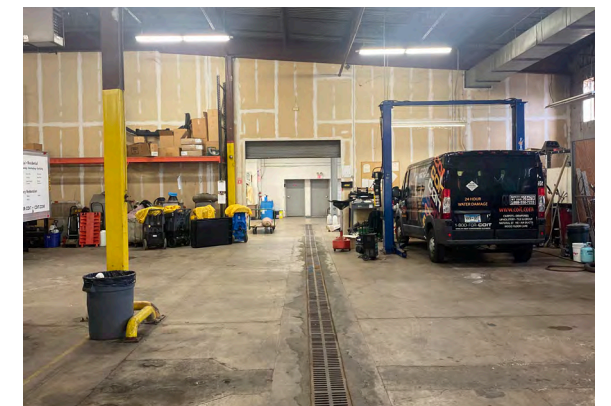
Visit www.braunintertec.com for more information.

AVAILABLE FOR OWNER/USER OR TENANT

SQUARE FOOTAGE BREAKDOWN*

WAREHOUSE	20,990 SF
1ST FLOOR OFFICE	5,601 SF
2ND FLOOR OFFICE	4,857 SF
TOTAL	30,948 SF

*Square footage to be verified by buyer



AREA BUSINESSES

W OLD SHAKOPEE RD

ONWARD INVESTORS
ANAGRAM INTERNATIONAL

Capital Partners
MTS BETHANY PRESS

CSM
POLARIS Rohn Industries

FIRST INDUSTRIAL
BEST BUY

LINK
ACADIAN

LINK
winsted

BRONCOS LAND CO
IRON MOUNTAIN

CAPP INDUSTRIES, INC.
YANKEE FREIGHT SYSTEMS LLC
vexilar
Corn Belt Testing, Inc.

BETTING RICHARD & EDITH
HERO

BRAUN INTERTEC
Pace Analytical

CAPP INDUSTRIES, INC.

RICHE ENGINEERING
YELLOW JACKET

LINK
Entegris

11100 HAMPSHIRE

RICHE ENGINEERING
YELLOW JACKET

LINK
DET-TRONICS

SICK

KING

W.P. CAREY
KATUN

DETECTOR INVESTMENT LLC
DET-TRONICS

BRAUN INTERTEC
COIT

STAG INDUSTRIAL
GENERAL DYNAMICS Information Technology

OWNER
TENANT

OWNER
USER



HIGHWAY ACCESS

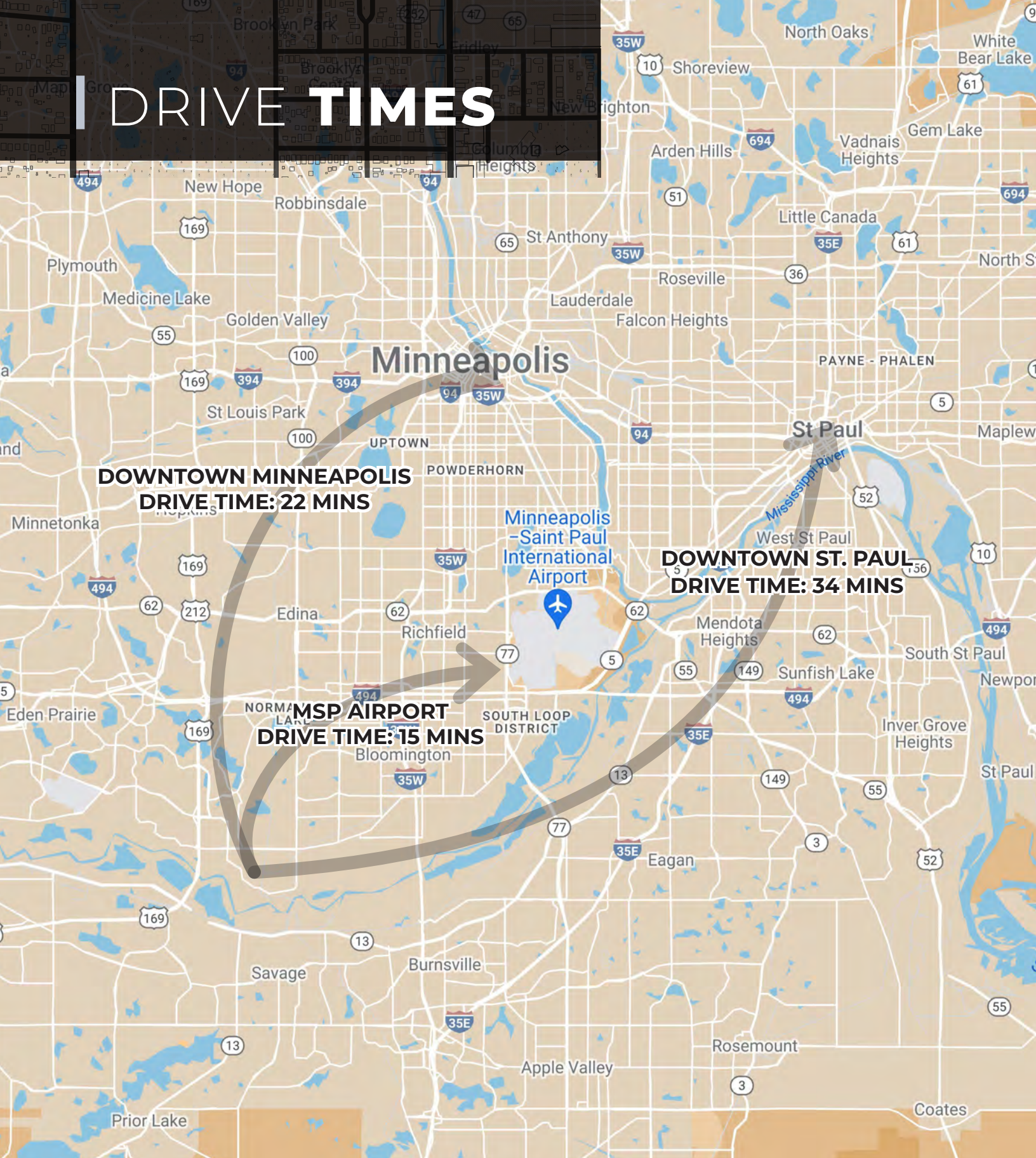


W OLD SHAKOPEE RD

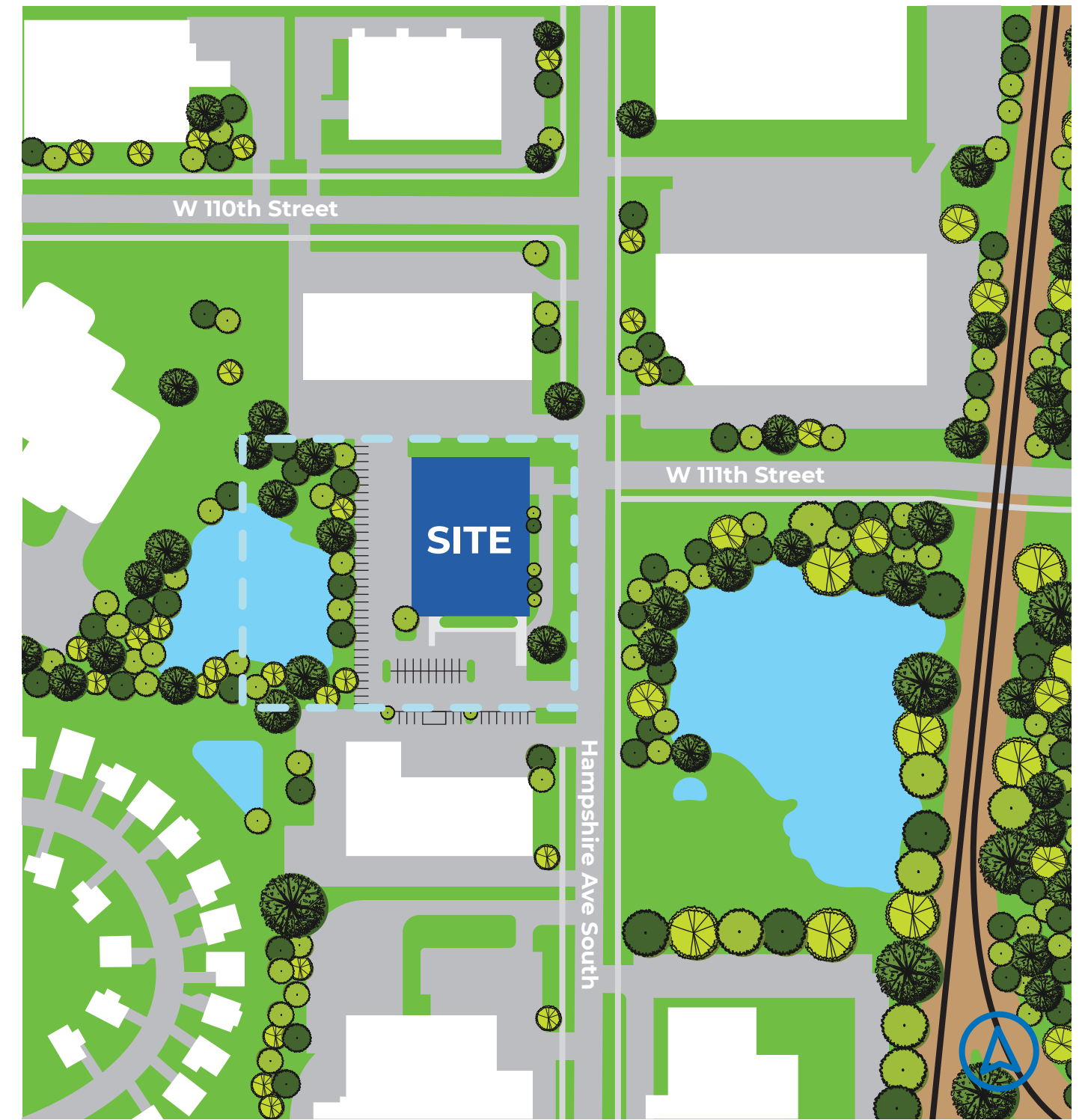
1100 HAMPSHIRE

169

DRIVE TIMES



SITE PLAN



THINKING BEYOND THE OBVIOUS



NATE ERICKSON

Senior Vice President
612.359.1657
nate.erickson@transwestern.com

ALEX BARON

Senior Vice President
612.359.1658
alex.baron@transwestern.com

BEN YOUNDS

Associate
612.359.1650
ben.youds@transwestern.com