

FOR LEASE - SUITE 145

# BLOOM TECH WORKPLACE

9201 E Bloomington Fwy  
Bloomington, MN 55420



Leased By:

**STACK**  
INDUSTRIAL PARTNERS

Professionally Owned & Managed By:

**CH** CLEAR HEIGHT  
PROPERTIES

# PROPERTY OVERVIEW

## General Building Information

**Total Building Size**

121,684 SF

**Year Built**

1985

**Parcel Size**

8.55 acres

**Parking**

354 Spaces

**Electric Capacity**

3 Phase; 1,200 amps, 120/208v

**Owned & Managed By**

Clear Height Properties

## Suite 145 Specs

**Total Square Footage**

2,992 SF

**Available**

Now

**Warehouse Size**

1,208 SF

**Loading**

1 Dock

**Office Size**

1,784 SF

**Clear Height**

14'

**Sprinklers**

Yes

**Lighting**

T8

## Suites 145 & 140 Specs

**Total Square Footage**

8,507 SF

**Warehouse Size**

5,091 SF

**Office Size**

3,416 SF

**Loading**

2 Docks

## Suites 145, 140, & 150-160 Specs

**Total Square Footage**

13,549 SF

**Warehouse Size**

7,409 SF

**Office Size**

6,140 SF

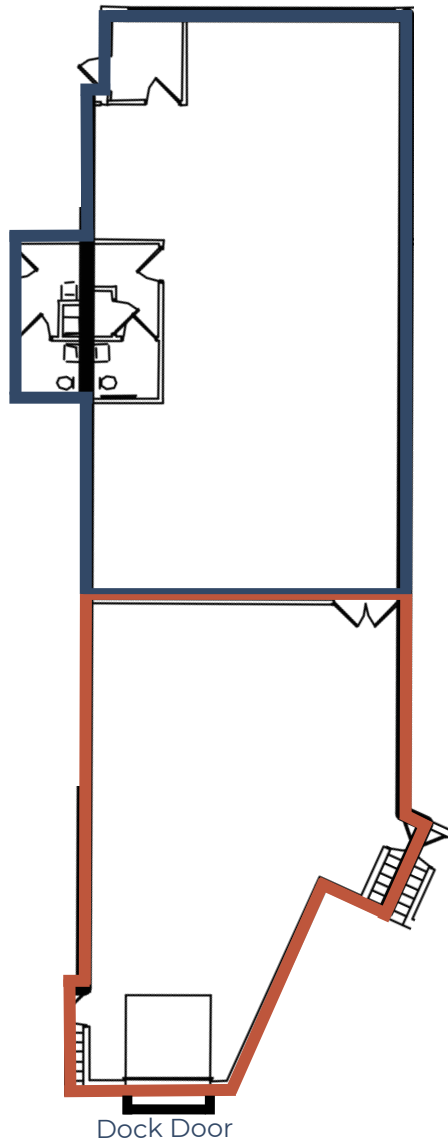
**Loading**

3 Docks | 1 Drive-In

## Financials

**Lease Rate**Office: \$12.50 PSF  
Warehouse: \$6.50 PSF**CAM/Tax (2026)**\$2.39 (CAM)  
\$3.46 (Tax)  
\$5.85 Total

# AVAILABLE SPACE - SUITE 145



2,992 SF  
Total

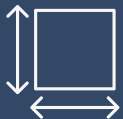
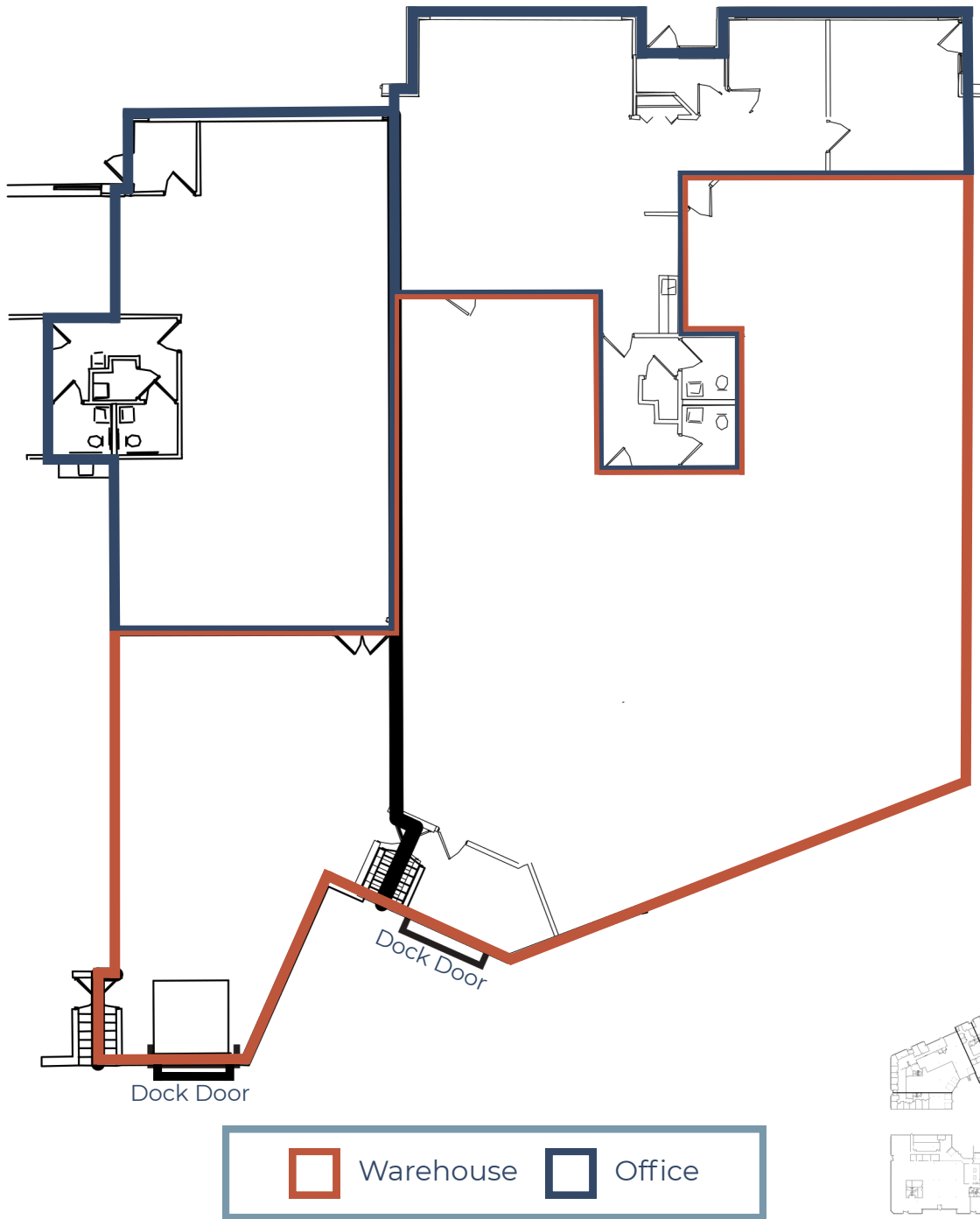


1,784 SF  
Office



1,208 SF  
Warehouse

# FLOOR PLAN - SUITES 145 & 140



8,507 SF  
Total

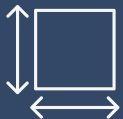
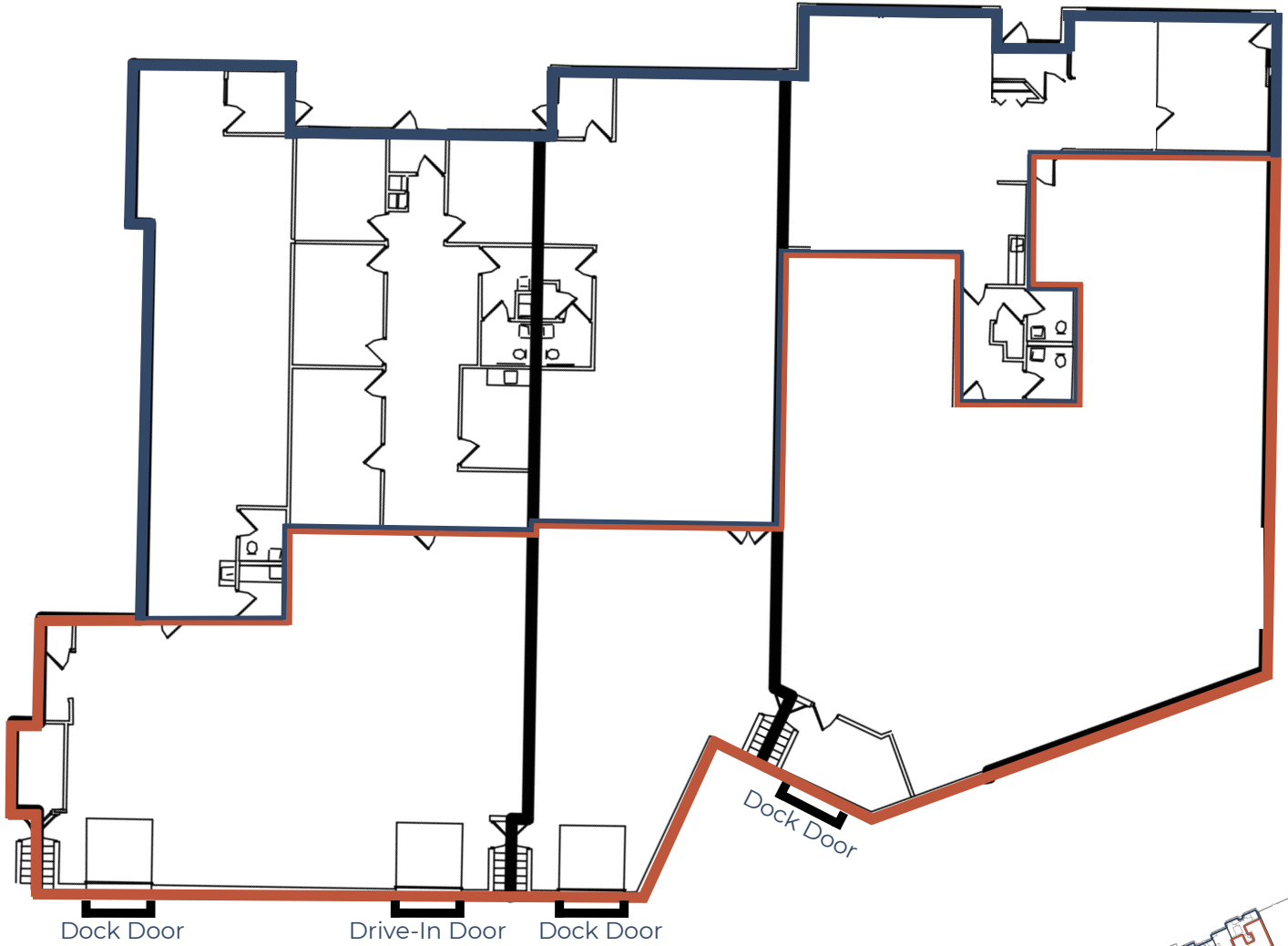


3,416 SF  
Office



5,091 SF  
Warehouse

# FLOOR PLAN - SUITES 150-160, 145, & 140



13,549 SF  
Total



6,140 SF  
Office

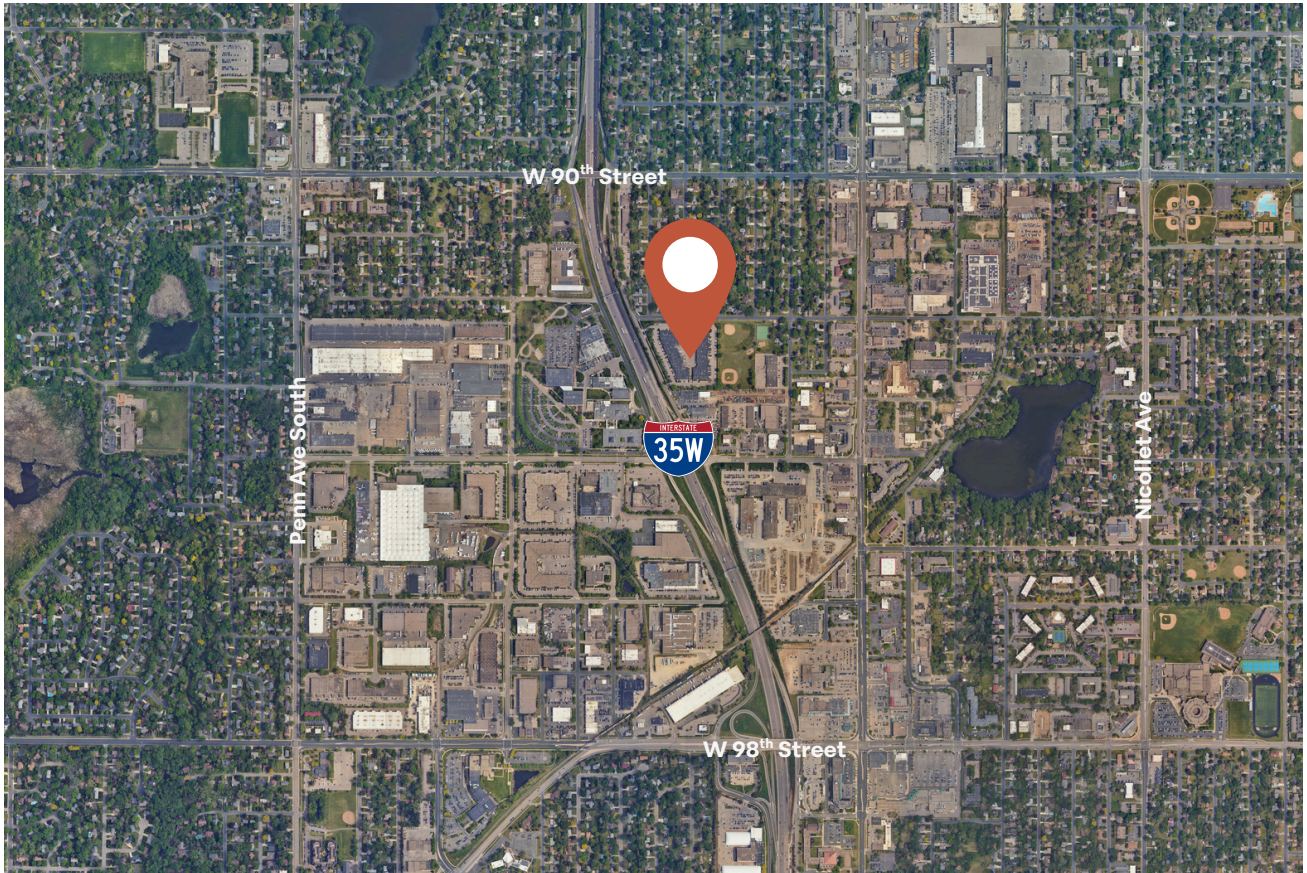


7,409 SF  
Warehouse

# PROPERTY IMAGES



# LOCATION



## Nearby Restaurants

Applebee's  
Popeyes  
Sports Page  
Perkins Restaurant & Bakery  
Nine Mile Brewing  
Green Mill Restaurant & Bar  
Dairy Queen  
Snuffy's Malt Shop  
White Castle  
McDonalds  
Taco Bell



## Nearby Retail

Valvoline  
Cub Foods  
Duluth Trading Co  
Vertical Endeavors  
Discount Tire  
Anytime Fitness  
Dollar Tree  
Carquest Auto Parts  
FedEx  
CrossFit 952  
Extra Space Storage

**Ben Youds**

ben.youds@stackindustrial.com

612-702-4293

**Alex Baron, SIOR**

alex.baron@stackindustrial.com

763-226-3476

[stackindustrial.com](http://stackindustrial.com)



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