

Bloomington | MN 55420  
8300 Pillsbury Avenue South

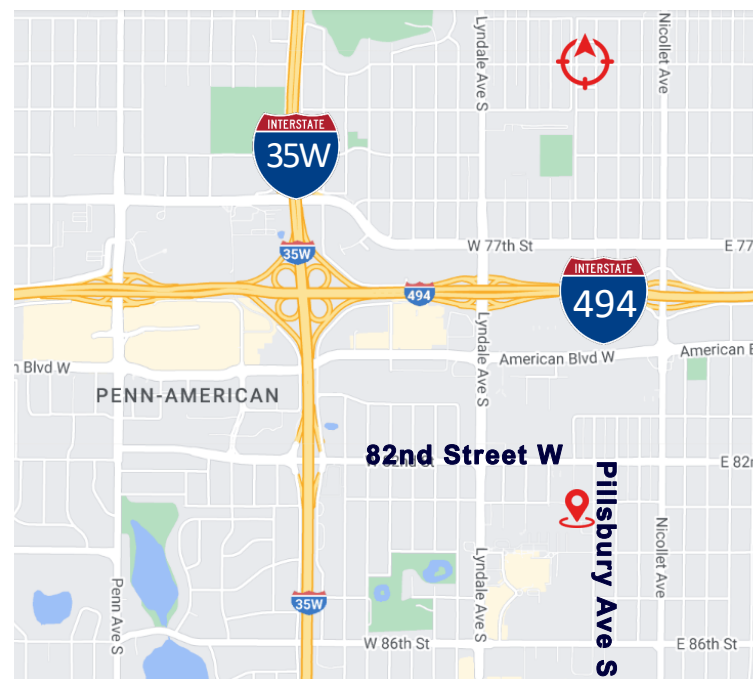


For Lease



## PROPERTY HIGHLIGHTS

- 42,929 SF multi-tenant, office/warehouse building
- Tilt-up construction
- 15'-19' clear height
- Drive-in and dock loading
- Sprinklered
- 88 parking stalls
- Excellent access to I-35W and I-494



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
www.TITUScre.com



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**AVAILABLE FOR LEASE**

**SUITE 8324:**

7,259 total square feet

- 2,000 SF of office
- 5,259 SF of warehouse

(1) dock door

19' clear height

**2024 ESTIMATED TAX AND CAM**

\$2.61 PSF for Tax

\$2.18 PSF for CAM

\$4.78 TOTAL PSF

**NET LEASING RATES**

\$11.50 PSF for Office

\$6.75 PSF for Warehouse

**ESTIMATED MONTHLY RENT**

Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
8324	7,259	2,000	5,259	\$11.50	\$6.75	<b>\$4,875</b>	\$4.78	<b>\$2,892</b>	<b>\$7,766</b>

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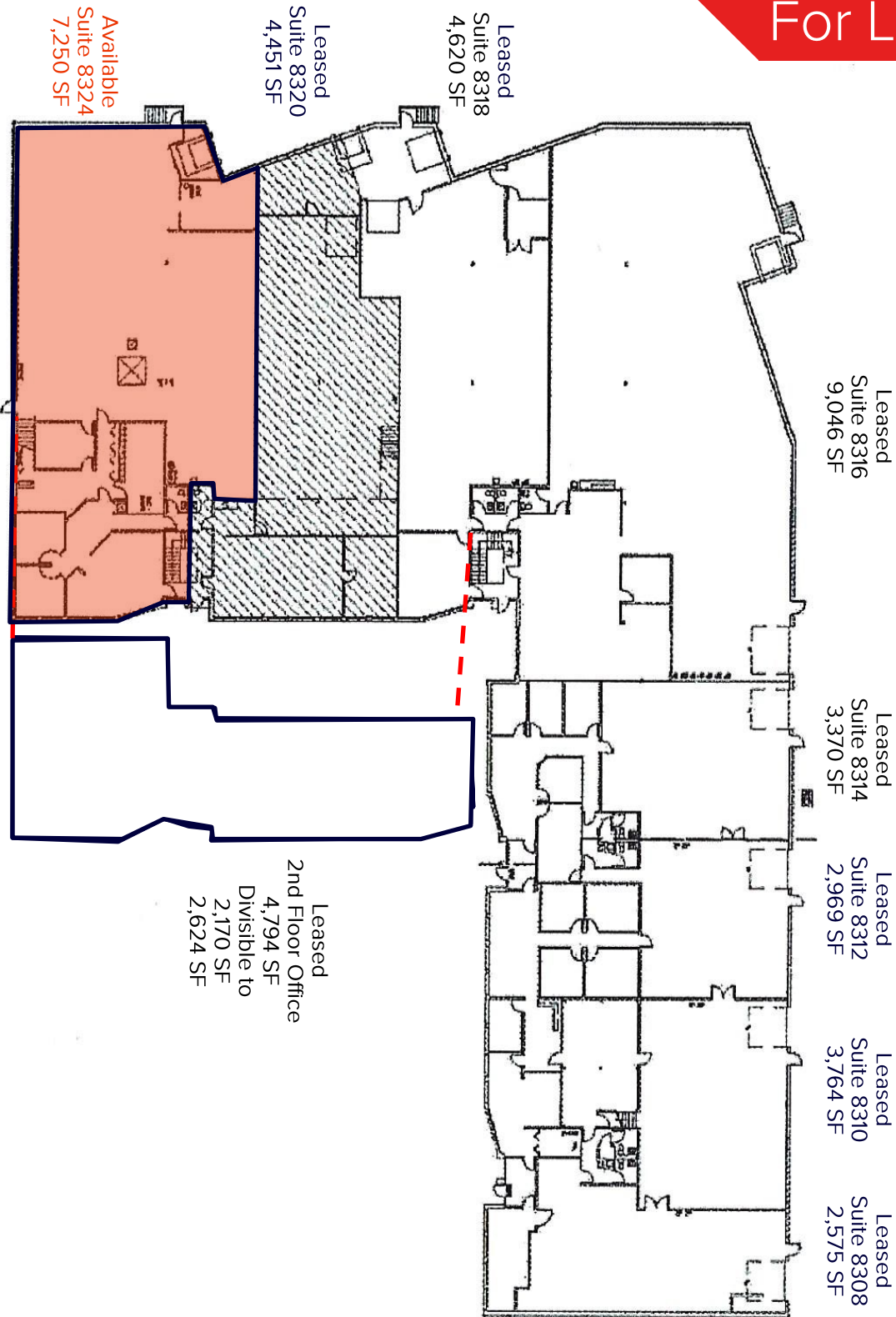


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