



Bloomington Industrial Space

10907 Nesbitt Ave S.
Bloomington, MN 55437

FOR LEASE
6,149 SF - 21,000 SF AVAILABLE



FEATURES:

- Bloomington industrial space available FOR LEASE
- 6,149 SF - 21,000 SF Space (4,717 SF Office & 16,283 SF Warehouse)
- Conveniently located off Old Shakopee Rd with easy access to 169 & 35W
- 2 sets of men's and women's restrooms within the space

LEASE RATE
Office - \$10.00 / psf

Whse - \$6.50 / psf

Tax: \$2.21/psf CAM: \$1.79/psf



FACTS:

- ▲ Fully A/C Warehouse
- ▲ Heavy Power
2,000 Amps / 208 volts / 3-phase
- ▲ 21' clear height in warehouse
- ▲ 2 dock doors and 1 drive-in door

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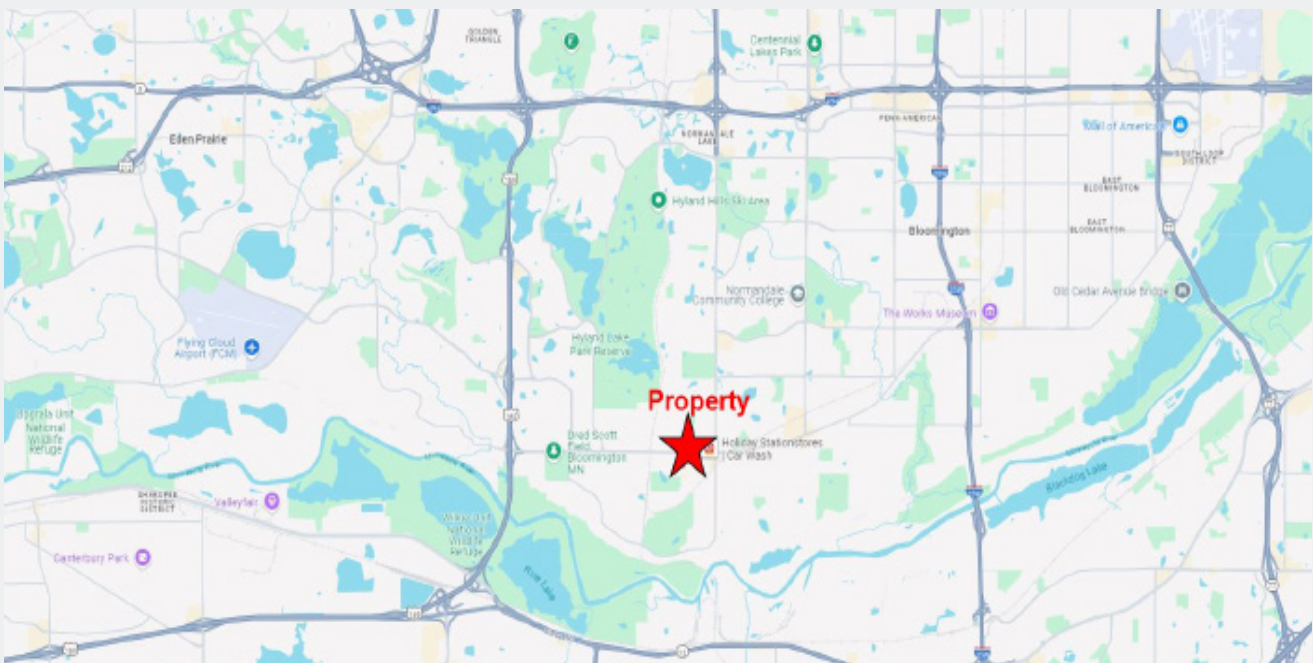
Phone: 763.424.6355
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Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

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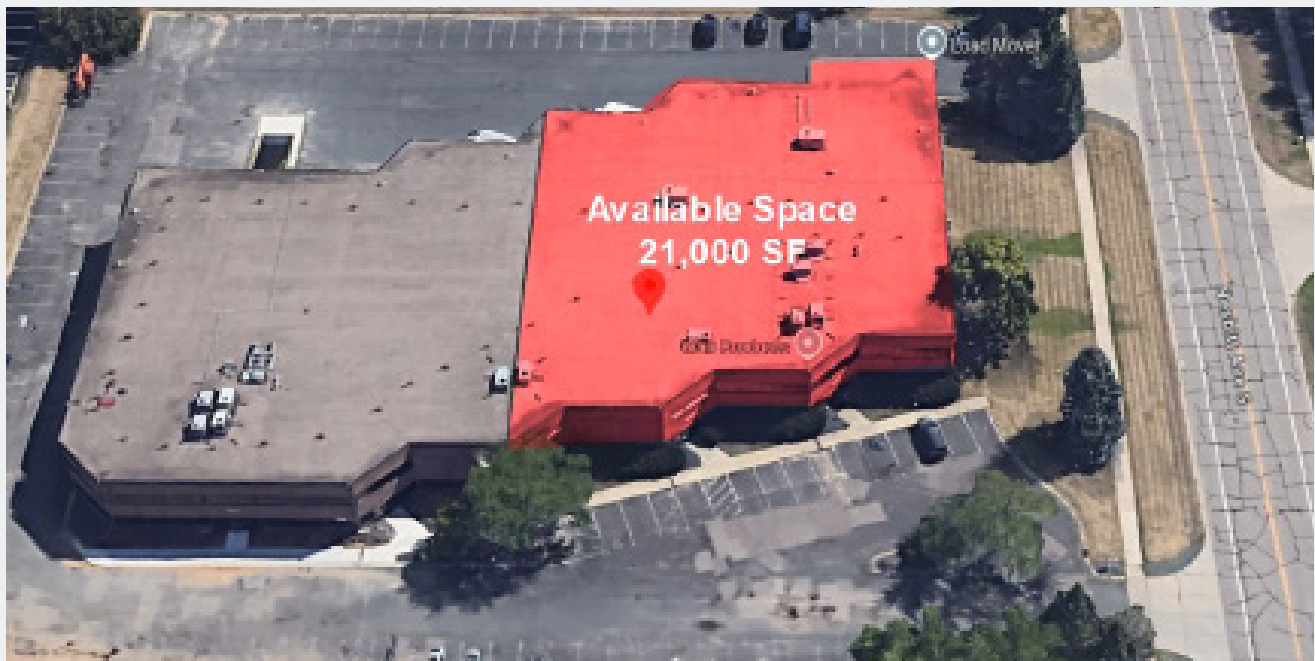
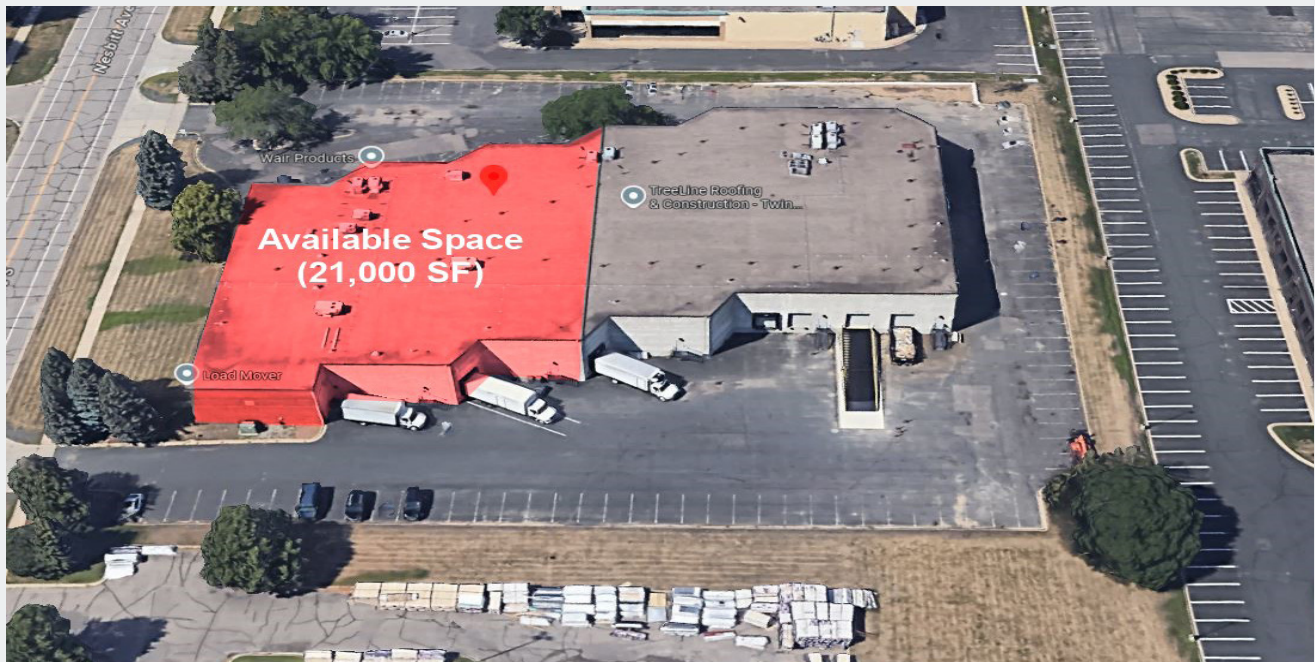
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SITE PLAN

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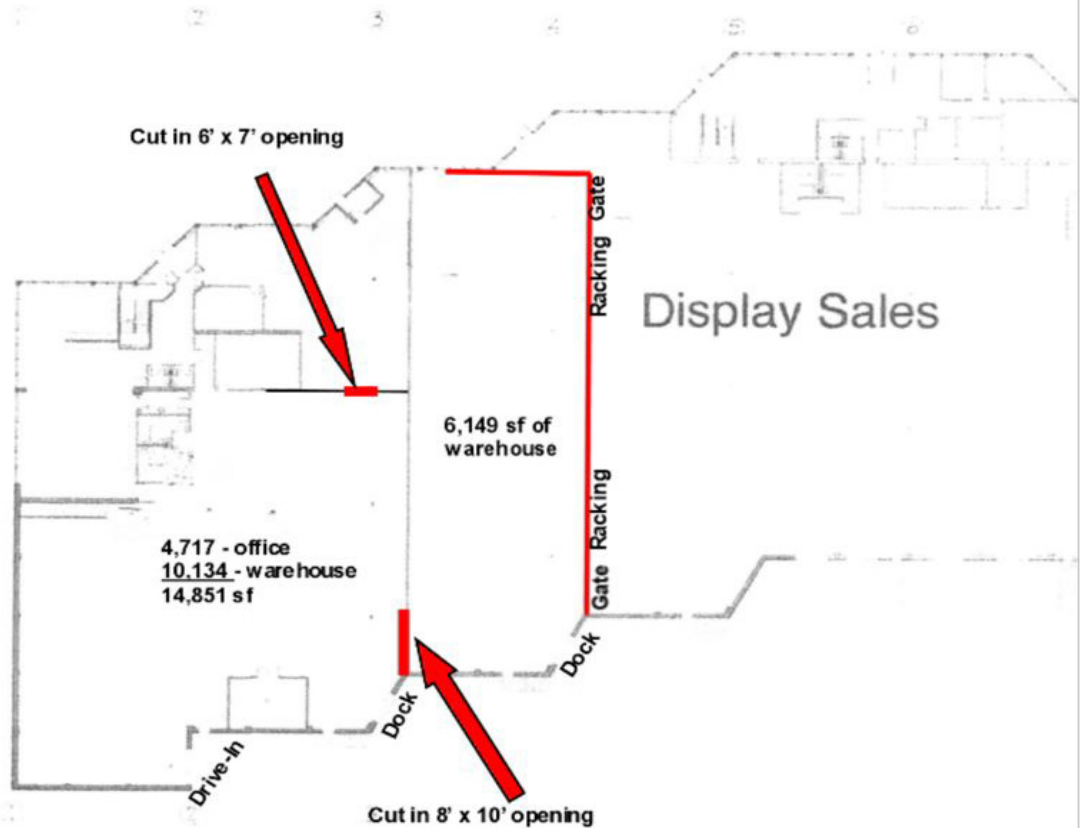
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FLOOR PLAN

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LEASED PREMISES comprised of 21,000 square feet.

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PHOTO GALLERY

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CITY INFO

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City of Bloomington

With a beautiful location on the banks of the Minnesota River, the city of Bloomington has much to offer travelers. Not only is it home to the world-famous Mall of America®, but this city of 85,000 also houses the stunning Minnesota Valley National Wildlife Refuge, an extensive system of hiking and biking trails and much more. Twin Cities visitors also enjoy Bloomington's many travel conveniences, including its central location, proximity to the airport, and easy freeway access to Interstates 35W and 494. In addition, Bloomington offers free parking, free hotel shuttles to the airport and Mall of America, and the Hiawatha light rail line, which runs from the Mall of America, to Minneapolis-St. Paul International Airport and downtown Minneapolis.

The city of Bloomington's #1 attraction by far, is Mall of America, the largest shopping center in the United States, welcoming over 40 million visitors annually. This shopping mecca boasts 2.5 million square feet of retail space, over 500 stores and countless entertainment options that range from nightclubs to the Nickelodeon Universe® theme park to a 14-screen cinema.

Another popular Bloomington destination is the Minnesota Valley National Wildlife Refuge, spanning 14,000 acres, with miles of hiking and biking trails, prime bird-watching opportunities, and an extensive visitors center.

With all these great attractions, fine restaurants, and convenient location, it's easy to see why the city of Bloomington is home to more hotels than Minneapolis and St. Paul combined - over 40 total, ranging from luxury to economy to suit families, tourist groups and business travelers alike.



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