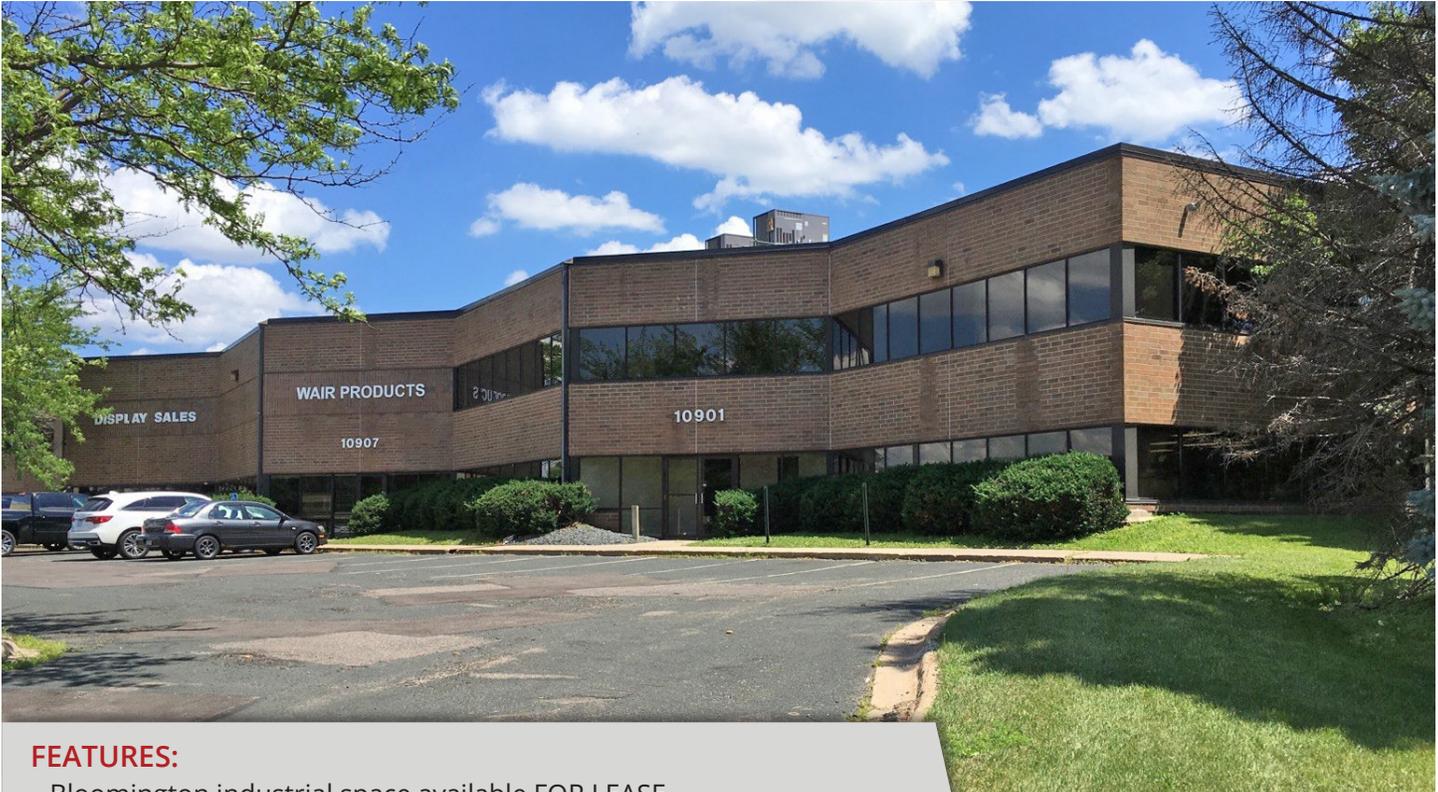


**FOR LEASE**  
**6,149 SF - 21,000 SF AVAILABLE**



**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 Shakoppe 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

Overview . . . . . 1  
Aerial Maps / Site Plan . . . . . 2-3  
Floor Plan . . . . . 4  
Photo Gallery . . . . . 5  
City Info . . . . . 6



  
**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com



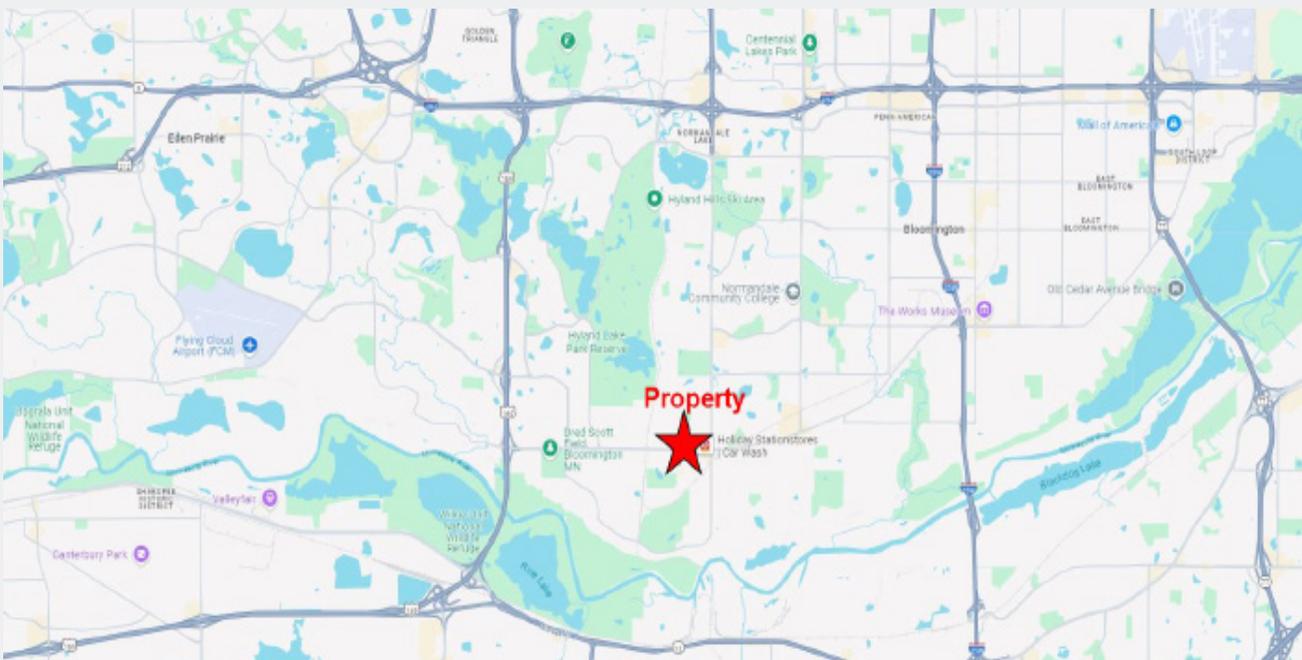
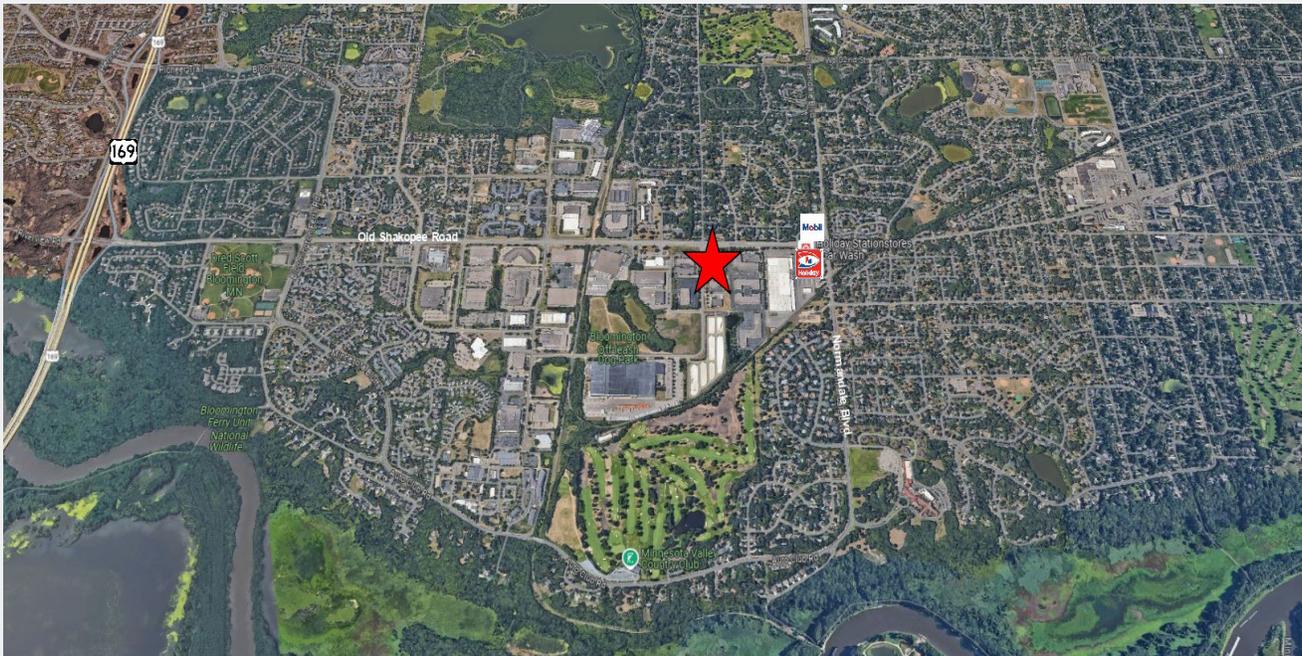
  
**Steve Fischer**  
612.619.9991  
sfischer@arrowcos.com

**Contact**  
Phone: 763.424.6355  
Fax: 763.424.7980  
**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

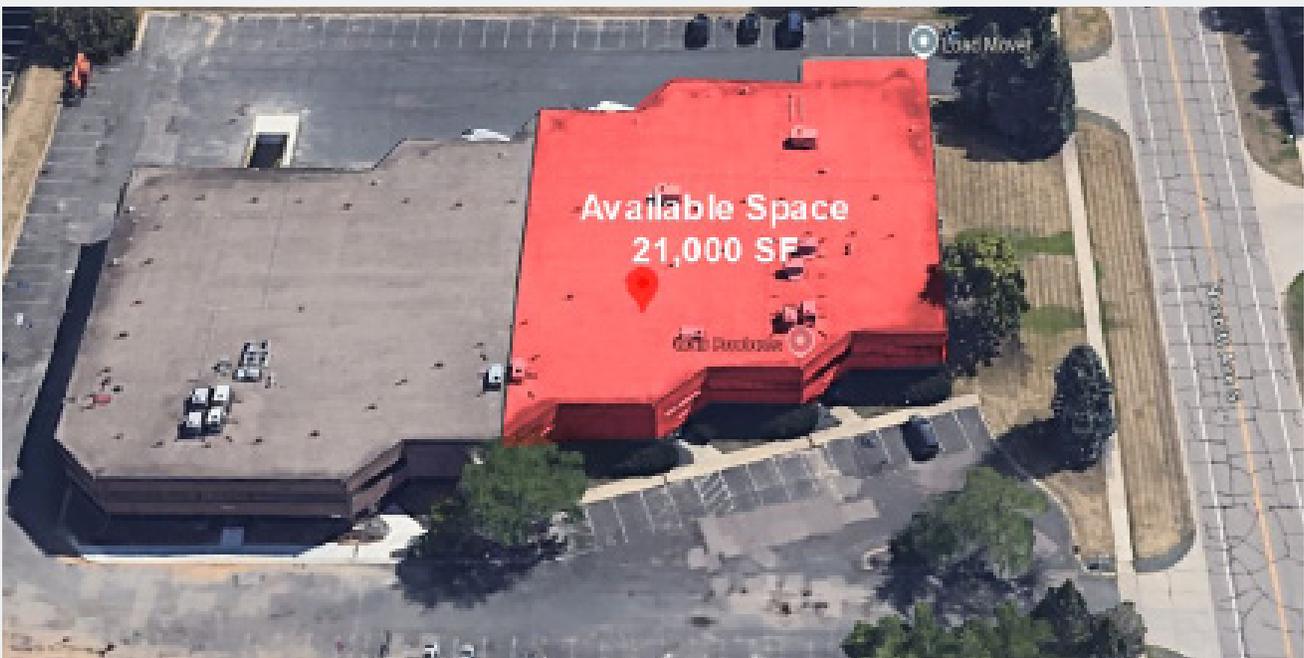
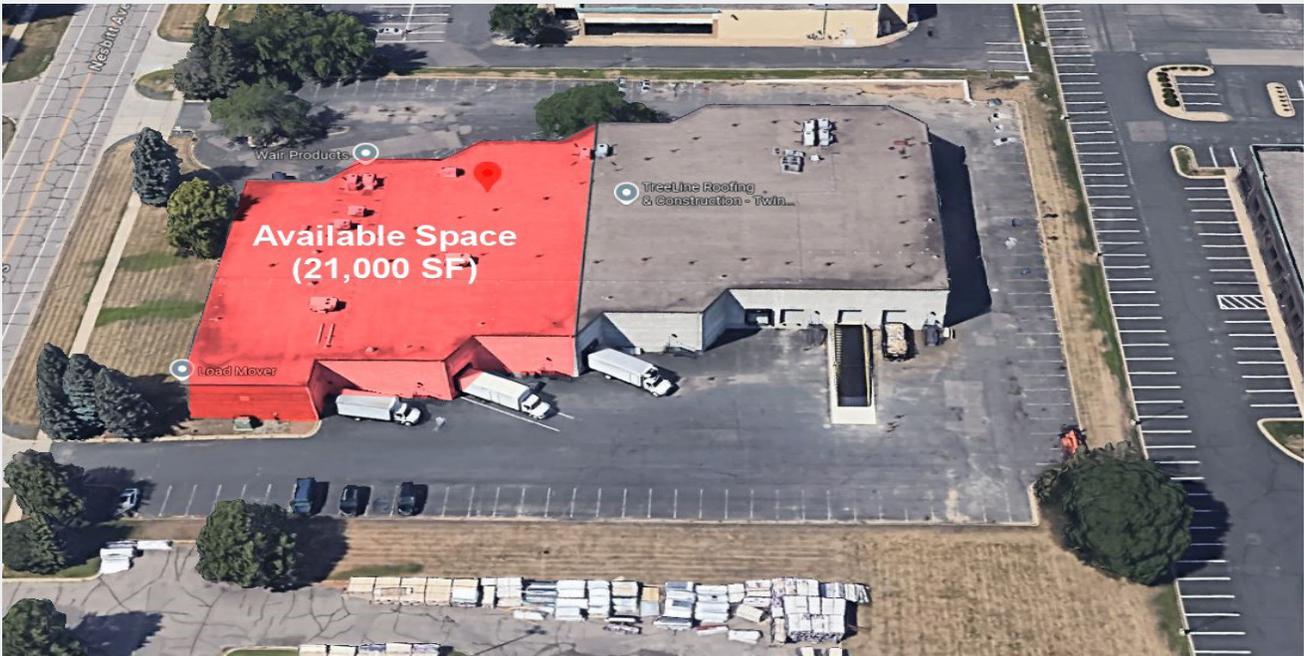
**AERIAL & MAP**

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## SITE PLAN

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



### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

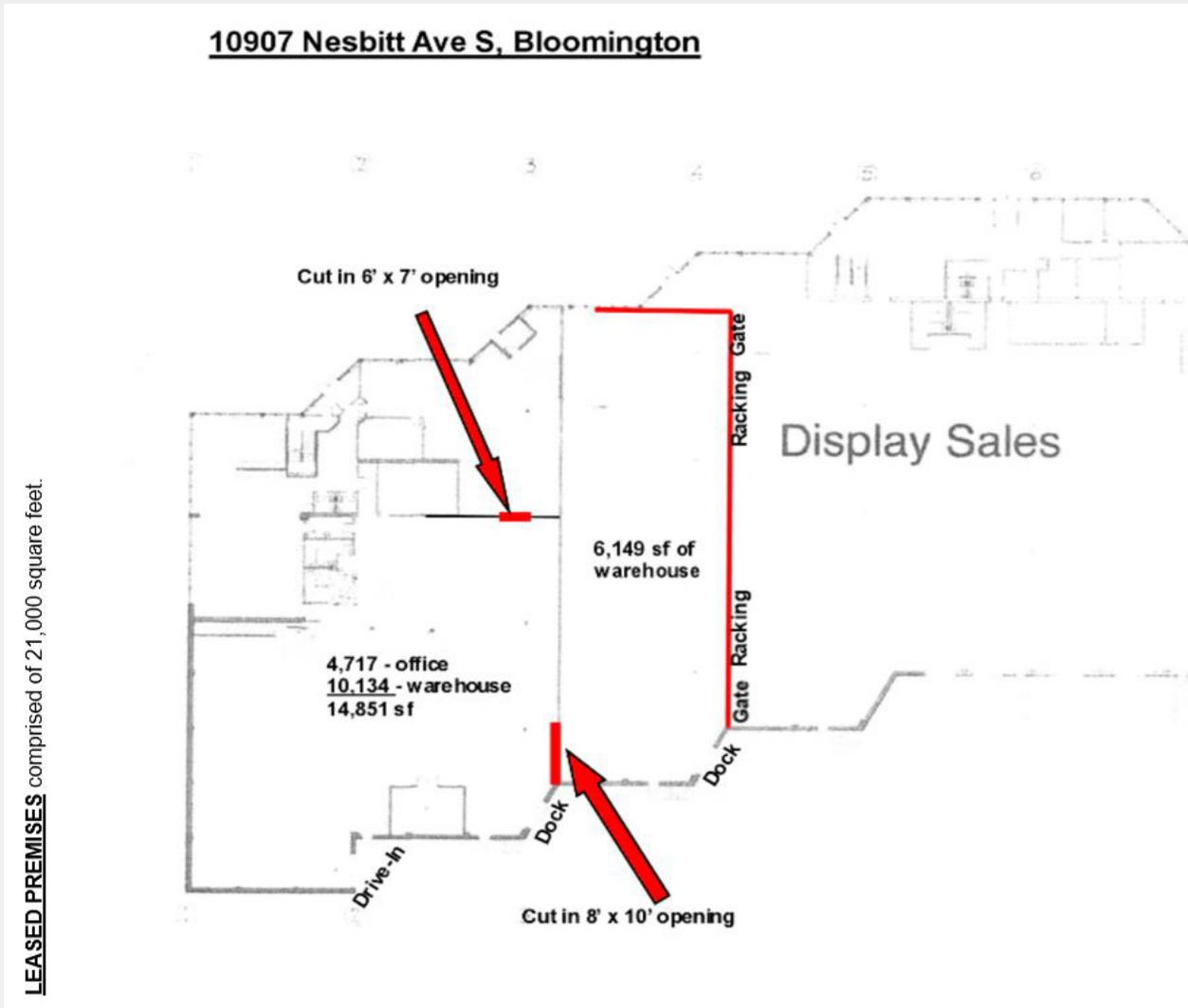
### Arrow Companies

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)

**FLOOR PLAN**

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



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**PHOTO GALLERY**

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



**CITY INFO**

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

**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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