

For Sale

11,000 Sq Ft Multi-Tenant Office-Warehouse Building

845/849 West 80th Street, Bloomington, MN 55420



Jordan Greenberg
Andrew Ward
952-746-9600

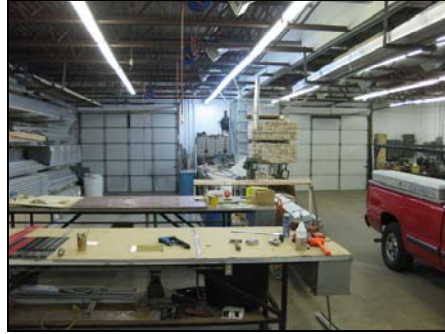
SpaceNet Equities
"Commercial Real Estate Solutions"

www.spaceneteq.com

8100 Wayzata Blvd. • Minneapolis, MN 55426

Building Information and Site Map

TOTAL BUILDING SF:	11,000	CLEAR HEIGHT:	11'5" Warehouse / 9' Office
Bay 1 (849) Office Sq Ft:	1,306	LOADING:	4 Drive-In Doors
<u>Warehouse Sq Ft:</u>	<u>4,194</u>	POWER:	240 Volts / 400 Amps / 3 Phase
Total Sq Ft:	5,500	LAND AREA:	0.87 Acres
Bay 2 (845)		YEAR BUILT:	1962
Office Sq Ft:	1,900	HVAC:	4 Units, A/C throughout bldg
<u>Warehouse Sq Ft:</u>	<u>3,600</u>	LIGHTING:	Fluorescent throughout bldg
Total Sq Ft:	5,500	RESTROOMS:	Two Sets
		PARKING:	15 Designated Stalls



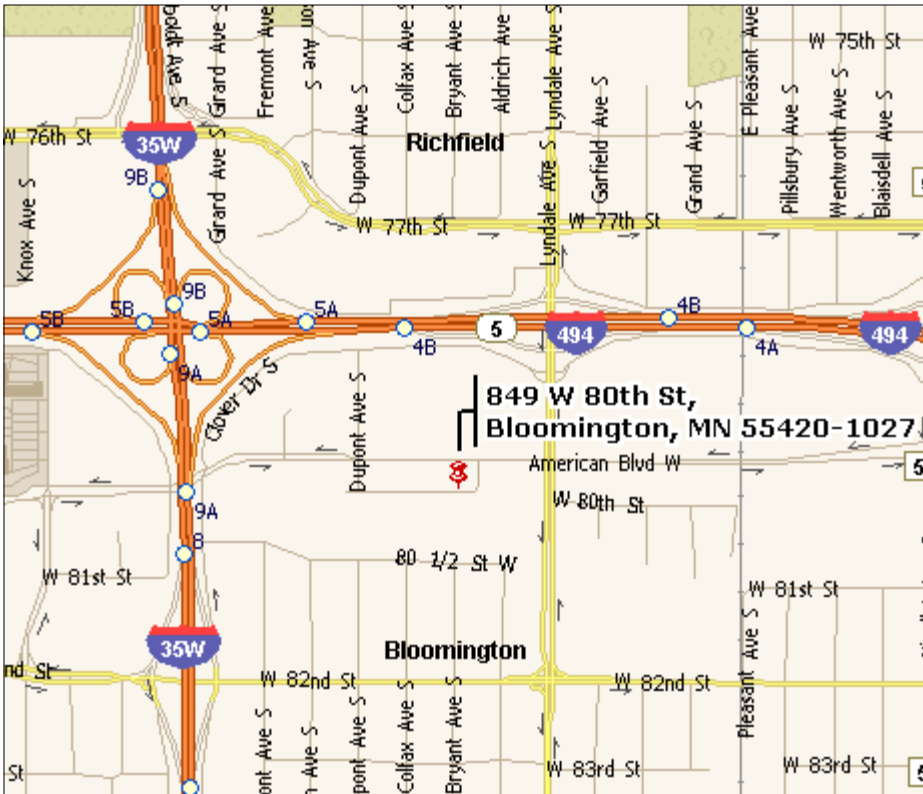
COMMENTS: Beautiful multi-tenant industrial building in Bloomington off of Lyndale Ave and 494. Zero-lot-line with building to the west, large lot for truck loading and parking. Multiple drive-in doors that could be converted to dock doors. Air Conditioned throughout building, light and bright office and warehouse. Current tenant can stay on and lease back a portion or all of the building.

- * SELLER FINANCING AVAILABLE
- * Easy highway access to 494 and 35W

- * Separately metered bays
- * Nice office finishes

SALE PRICE: \$790,000 (Seller Financing Available)

REAL ESTATE TAXES: \$24,292.48



SpaceNet Equities
 "Commercial Real Estate Solutions"

For Leasing & Sales Information:
Jordan Greenberg 952-746-9600
 (jordan@spaceneteq.com)

Andrew Ward 952-746-9635
 (andrew@spaceneteq.com)

Ph: 952-746-9600

www.spaceneteq.com

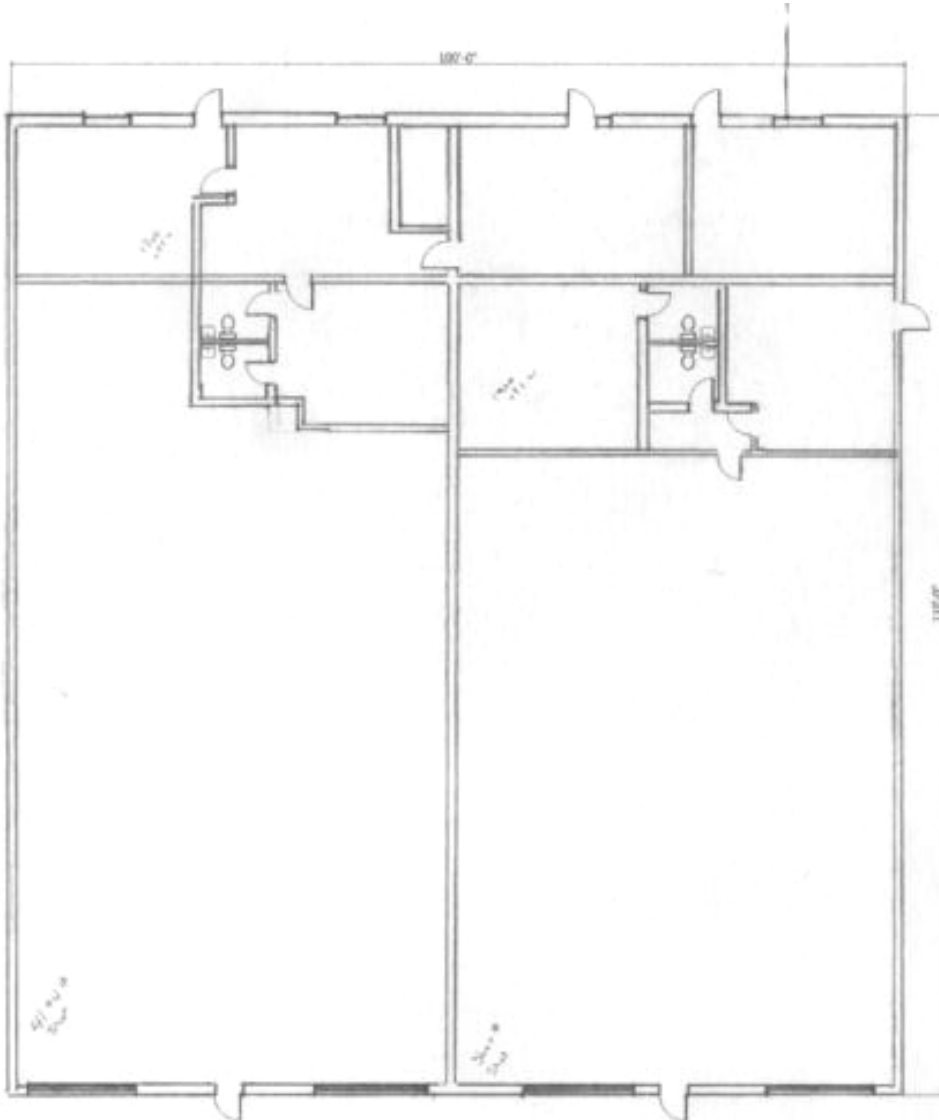
Building As-Built

Bay 1 - 849

1,306 SF Office
4,195 SF Whse
5,500 SF Total

Bay 2 - 845

1,900 SF Office
3,600 SF Whse
5,500 SF Total



SpaceNet Equities
"Commercial Real Estate Solutions"

This brochure has been compiled based on the best available information. We do not guarantee the reliability and accuracy of this information. All lessees and buyers should validate such information to ensure its accuracy.

Building Aerial



SpaceNet Equities

"Commercial Real Estate Solutions"

This brochure has been compiled based on the best available information. We do not guarantee the reliability and accuracy of this information. All lessees and buyers should validate such information to ensure its accuracy.