

FOR LEASE: SUITE BB-FF

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 BB-FF Specs

Total Square Footage

12,095 SF

Available

Now

Warehouse Size

4,223 SF

Loading

2 Docks

Office Size

7,872 SF

Clear Height

14'

Sprinklers

Yes

Lighting

T8

Suites BB-FF & Z Specs

Total Square Footage

18,142 SF

Available

August 1, 2026

Warehouse Size

6,144 SF

Loading

3 Docks | 1 Drive-In

Office Size

11,998 SF

Clear Height

14'

Sprinklers

Yes

Lighting

T8

Financials

Lease Rate

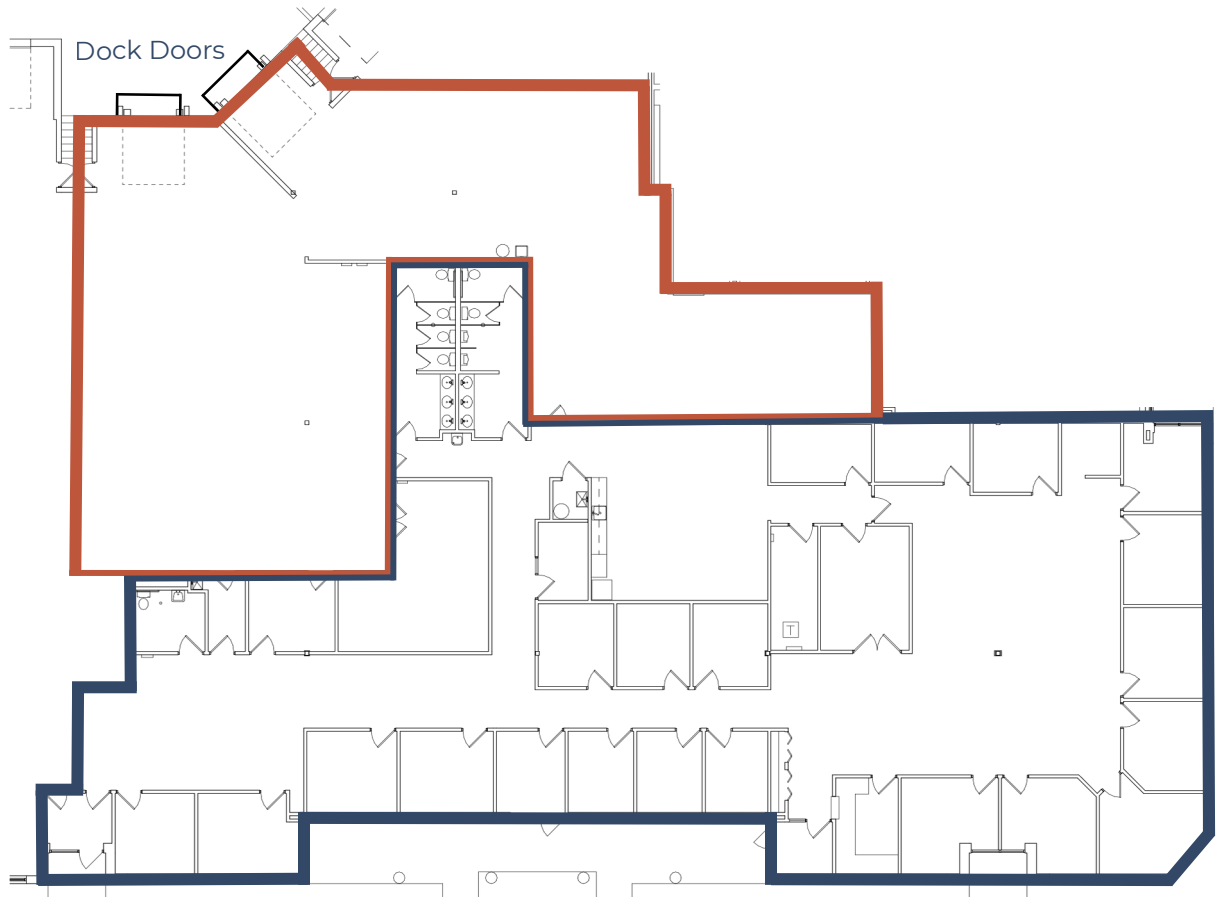
Office: \$12.50 PSF
Warehouse: \$6.50 PSF

CAM/Tax (2026)

\$2.39 (CAM)
\$3.46 (Tax)
\$5.85 Total

AVAILABLE SPACE

SUITE BB-FF



12,095 SF
Total



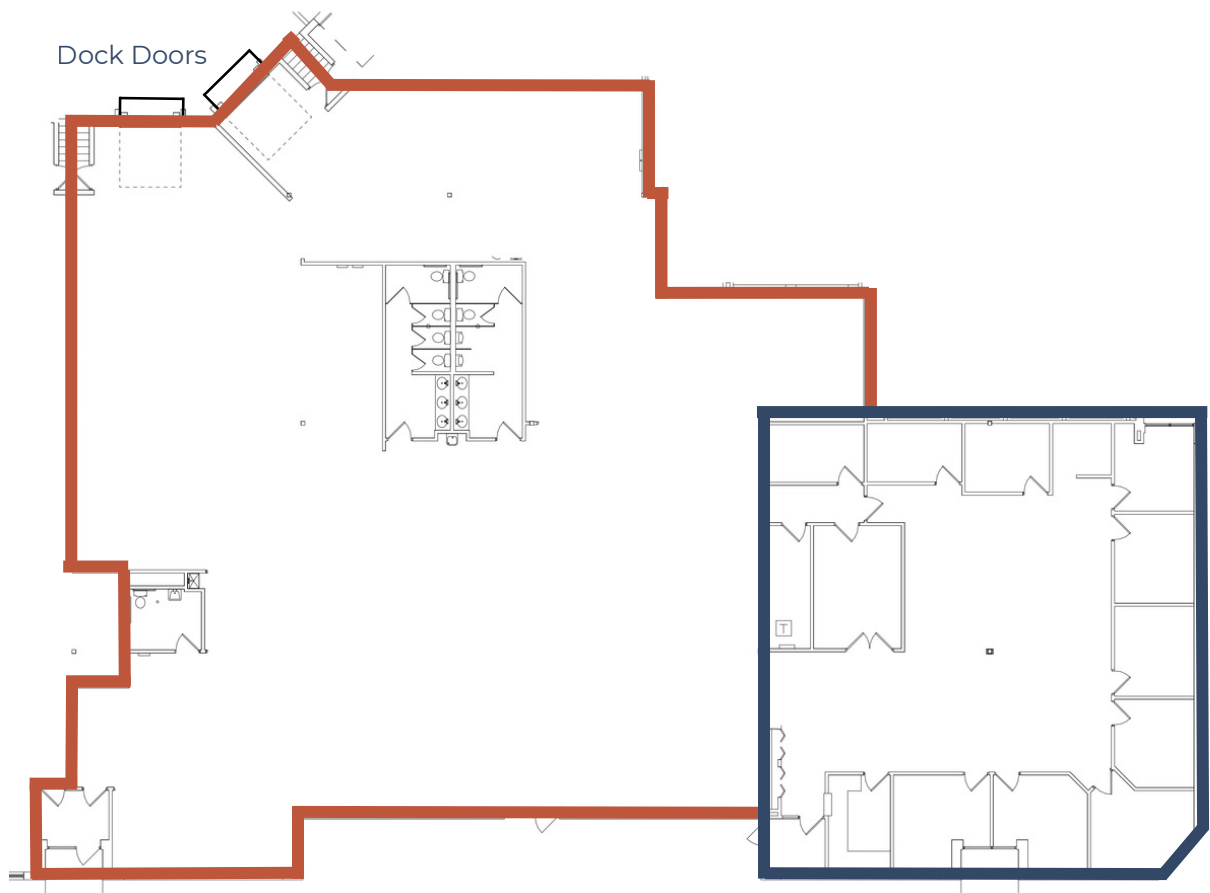
7,872 SF
Office



4,223 SF
Warehouse

ALTERNATIVE FLOOR PLAN

SUITE BB-FF



12,095 SF
Total



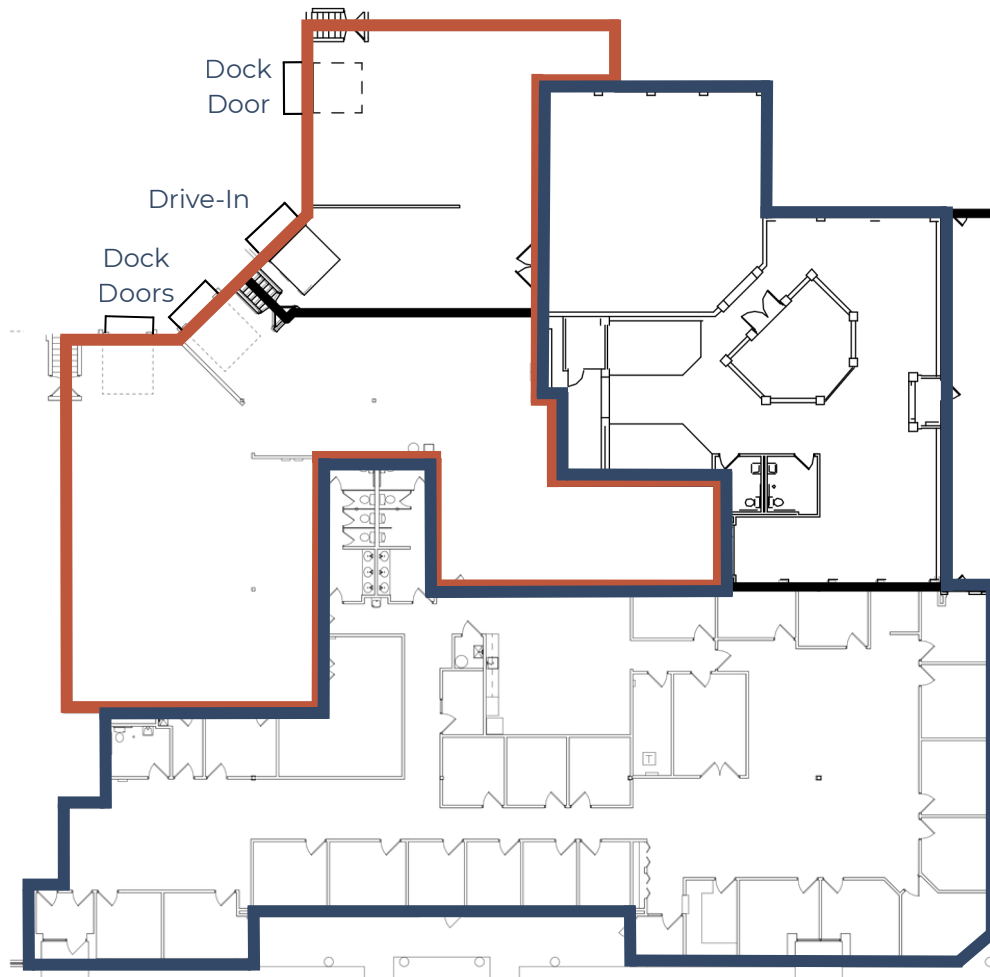
3,430 SF
Office



8,099 SF
Warehouse

AVAILABLE SPACE

SUITES BB-FF Z



18,142 SF
Total



11,998 SF
Office

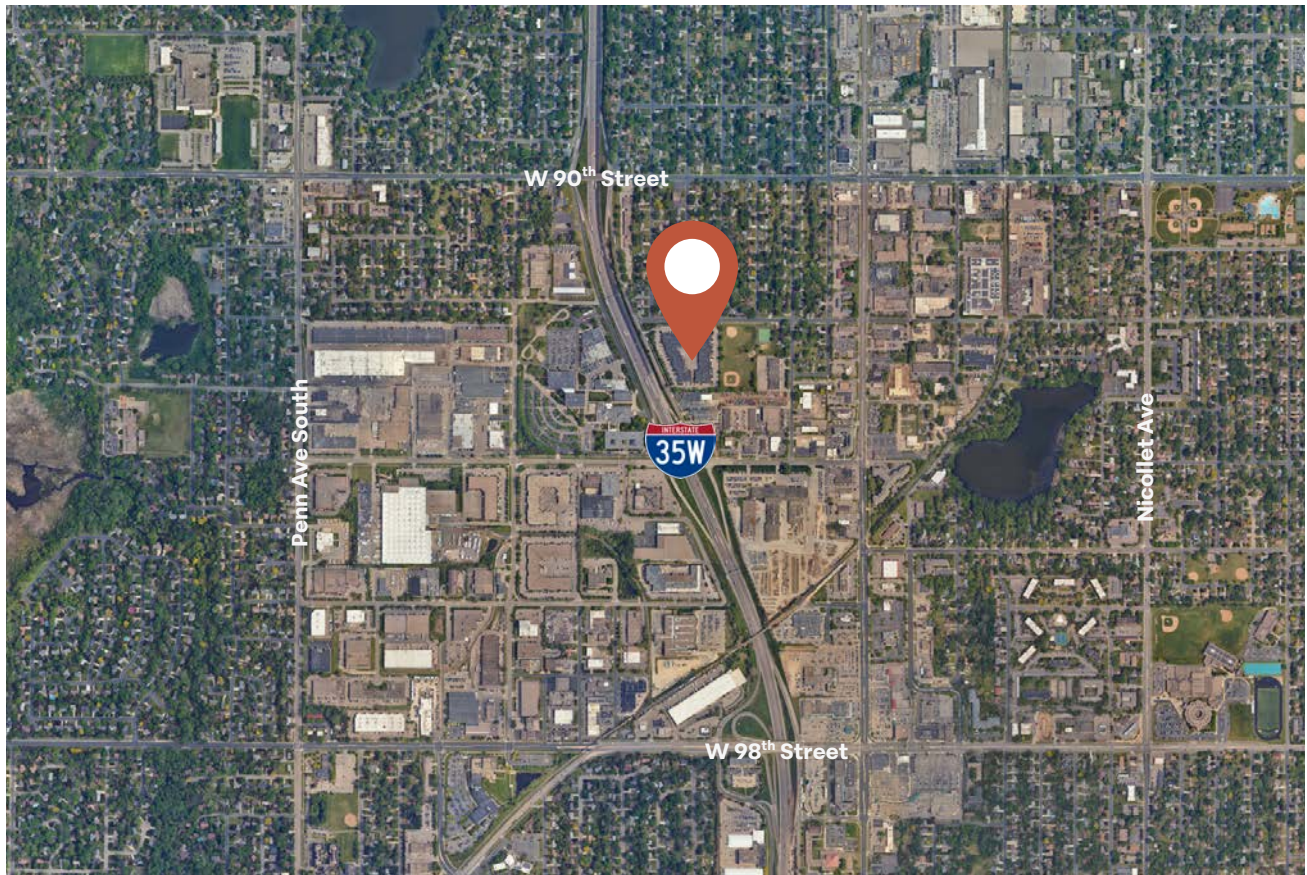


6,144 SF
Warehouse

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

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