

FOR LEASE: SUITES I-J

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

Suites I-J Specs

Total Square Footage

5,042 SF

Available

May 1, 2026

Warehouse Size

2,318 SF

Loading

1 Dock | 1 Drive-In

Office Size

2,724 SF

Clear Height

14'

Sprinklers

Yes

Lighting

T8

Suites I-J & K Specs

Total Square Footage

8,034 SF

Warehouse Size

3,526 SF

Office Size

4,508 SF

Loading

2 Docks | 1 Drive-In

Suites I-J, K, & LM Specs

Total Square Footage

13,549 SF

Warehouse Size

7,409 SF

Office Size

6,140 SF

Loading

3 Docks | 1 Drive-In

Financials

Lease Rate

Office: \$12.50 PSF

Warehouse: \$6.50 PSF

CAM/Tax (2026)

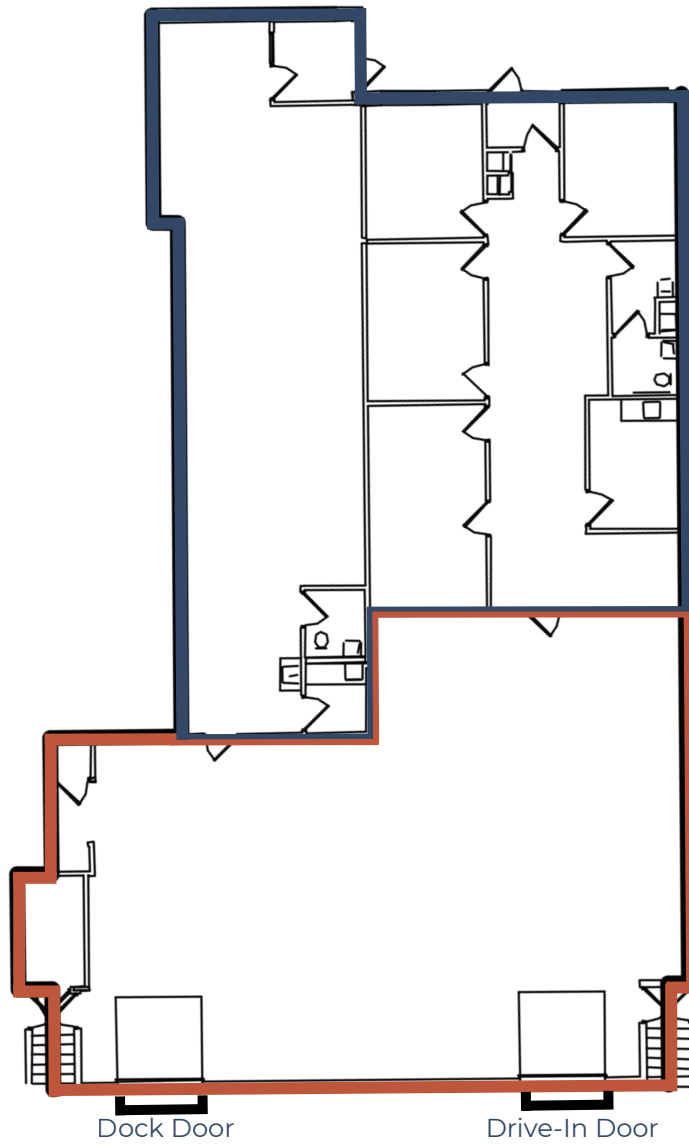
\$2.39 (CAM)

\$3.46 (Tax)

\$5.85 Total

AVAILABLE SPACE

SUITES I-J



5,042 SF
Total



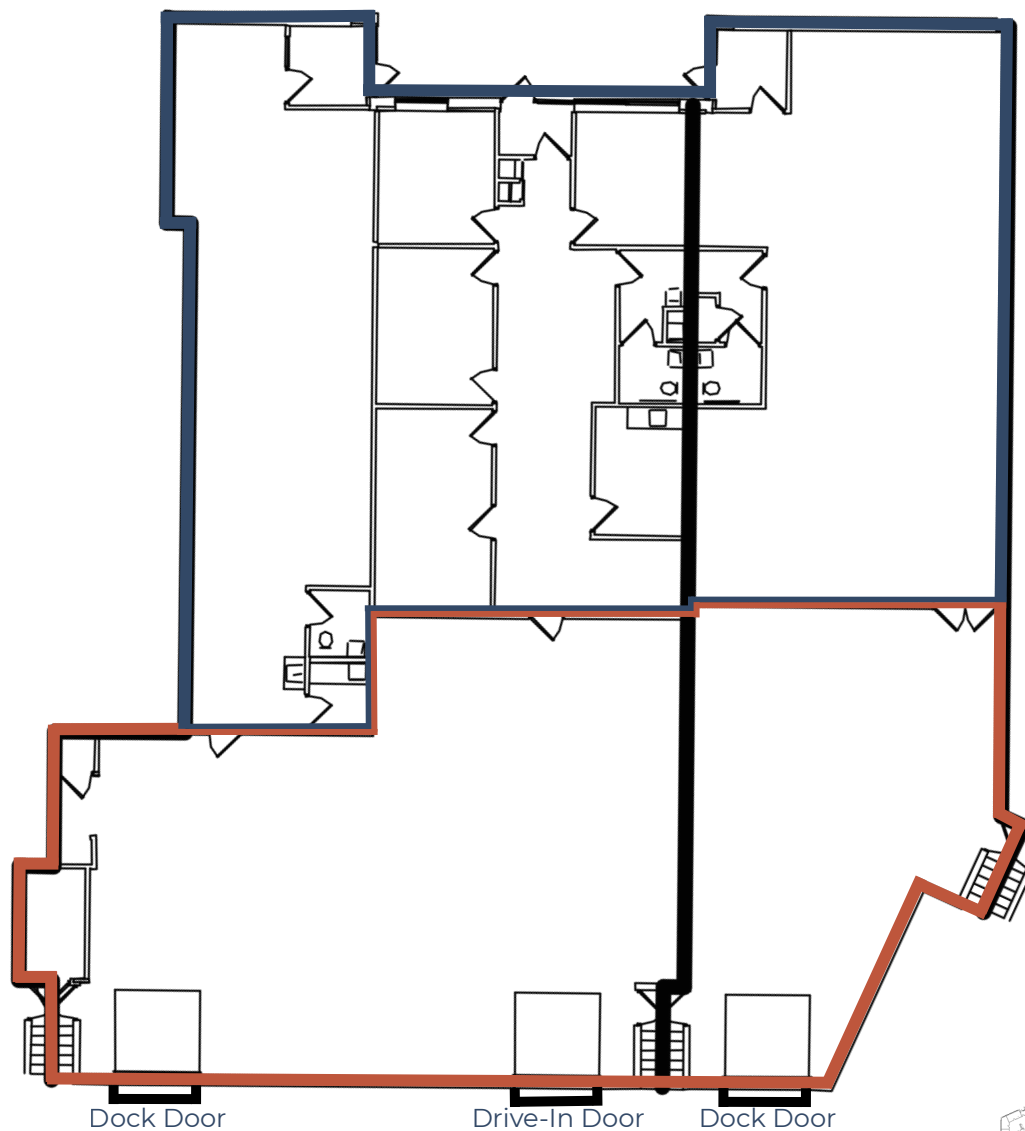
2,724 SF
Office



2,318 SF
Warehouse

AVAILABLE SPACE

SUITES I-J & K



8,034 SF
Total



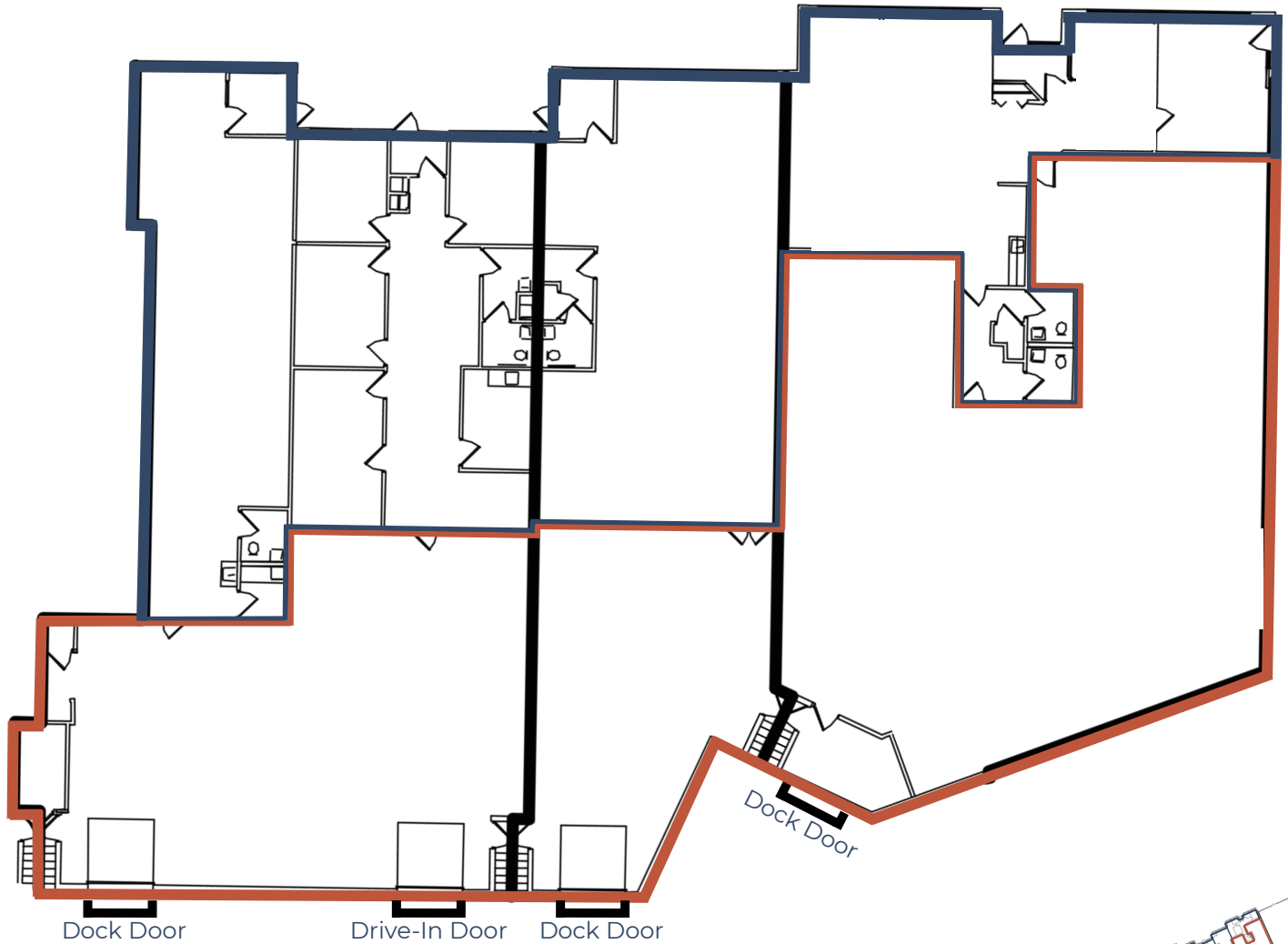
4,508 SF
Office



3,526 SF
Warehouse

AVAILABLE SPACE

SUITE I-J, K, & LM



13,549 SF
Total



6,140 SF
Office

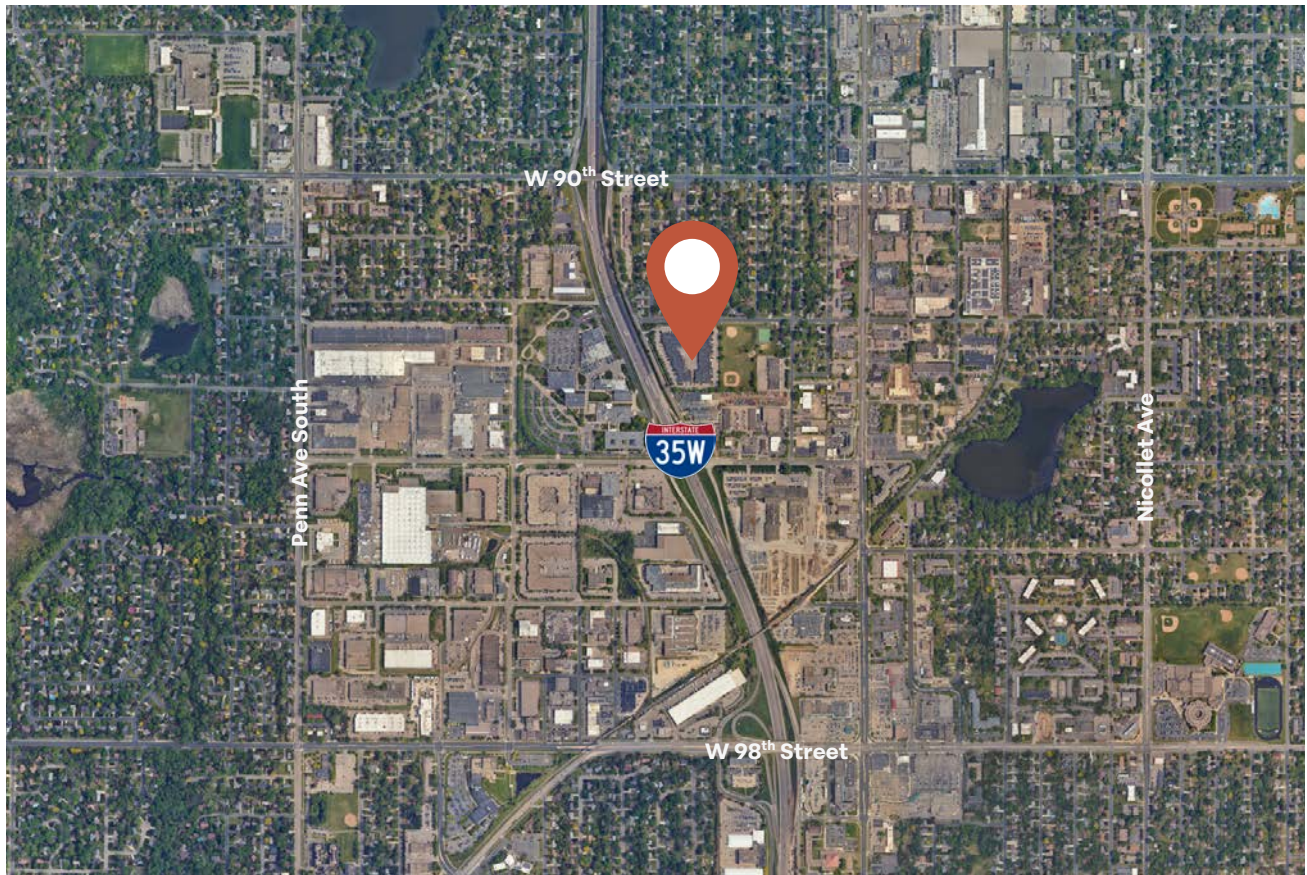


7,409 SF
Warehouse

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

Ben Youds

ben.youds@stackindustrial.com

612-702-4293

Alex Baron, SIOR

alex.baron@stackindustrial.com

763-226-3476

stackindustrial.com



STACK
INDUSTRIAL PARTNERS