

FOR LEASE: SUITE LM - SPEC SUITE COMPLETED!

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 LM Specs

Total Square Footage

5,515 SF

Available

Now

Warehouse Size

3,883 SF

Loading

1 Dock

Office Size

1,632 SF

Clear Height

14'

Sprinklers

Yes

Lighting

LED

Suites LM & K Specs

Total Square Footage

8,507 SF

Warehouse Size

5,091 SF

Office Size

3,416 SF

Loading

2 Docks

Suites P, LM, & K Specs

Total Square Footage

21,783 SF

Warehouse Size

12,245 SF

Office Size

9,538 SF

Loading

3 Docks

Financials

Lease Rate

Office: \$12.50 PSF

Warehouse: \$6.50 PSF

CAM/Tax (2026)

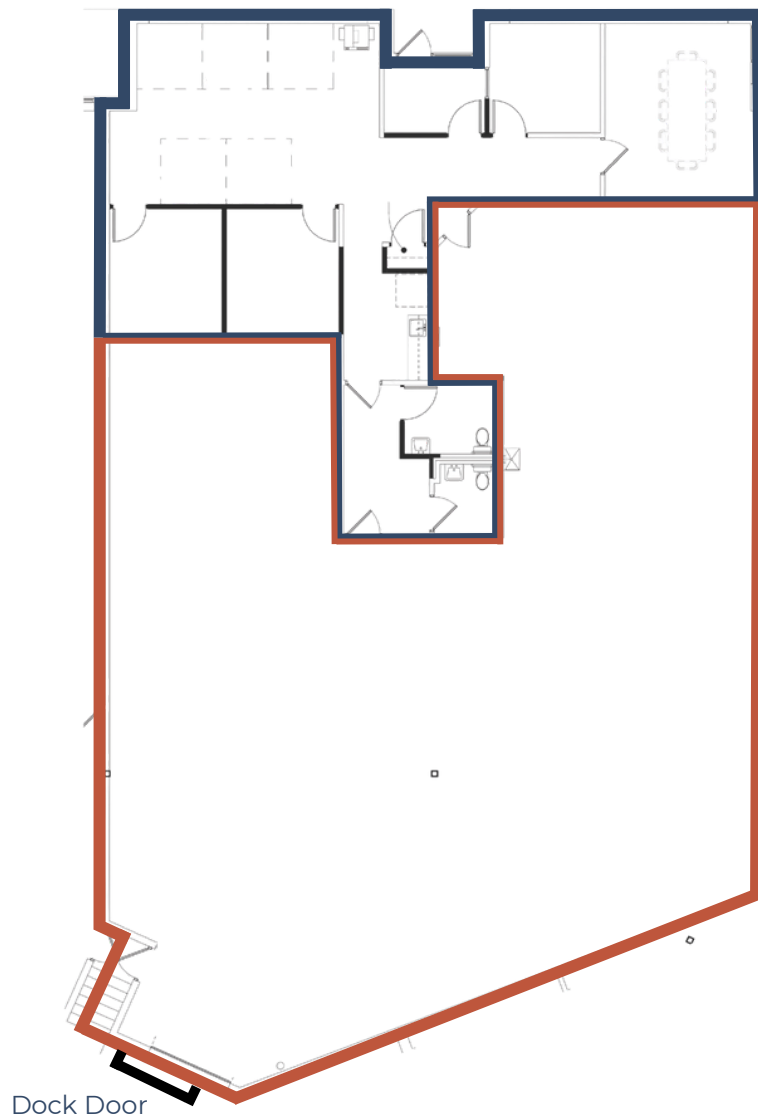
\$2.39 (CAM)

\$3.46 (Tax)

\$5.85 Total

AVAILABLE SPACE

SUITE LM



5,515 SF
Total



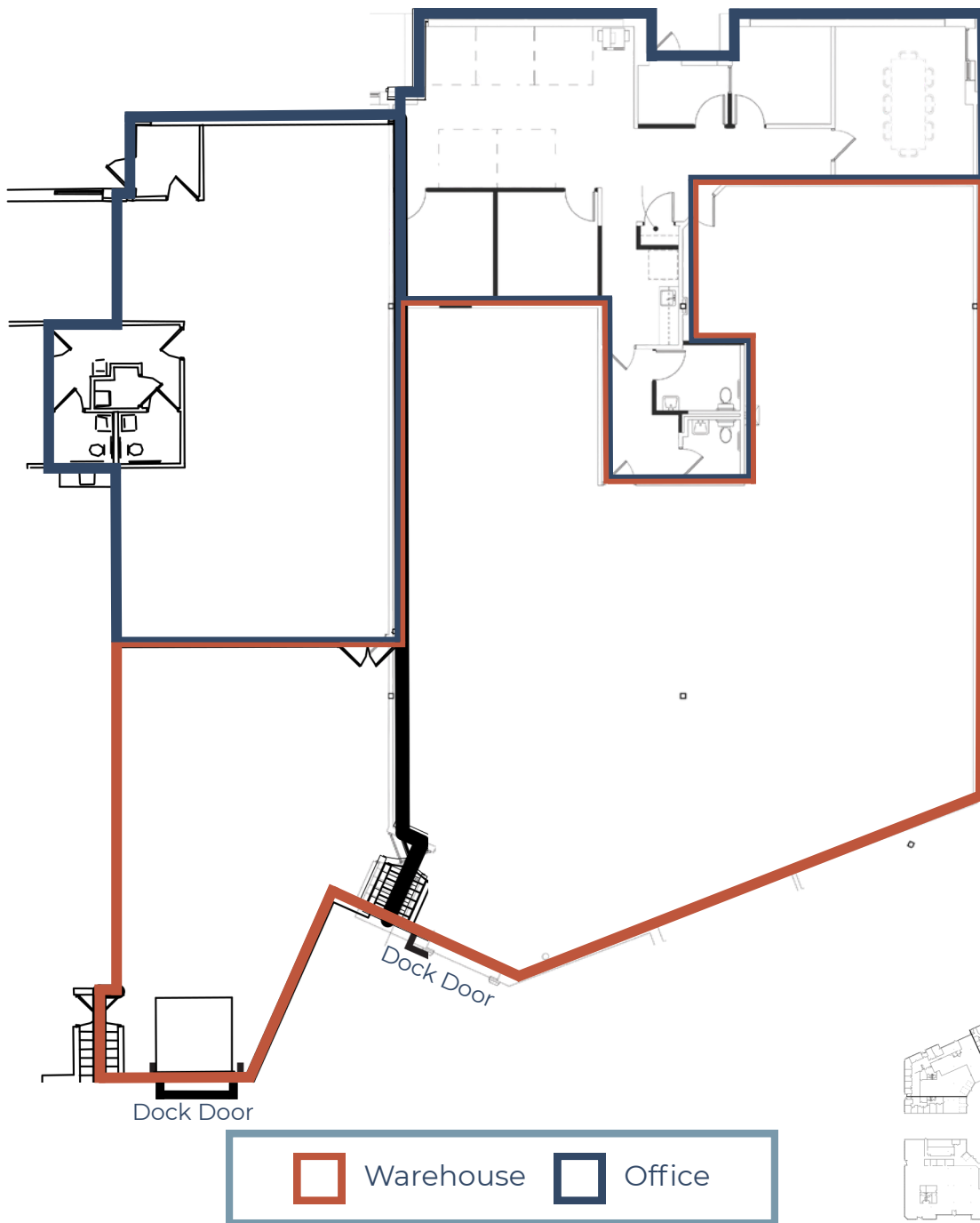
1,632 SF
Office



3,883 SF
Warehouse

AVAILABLE SPACE

SUITES LM & K



8,507 SF
Total



3,416 SF
Office



5,091 SF
Warehouse

AVAILABLE SPACE

SUITES P, LM, & K



21,783 SF
Total



9,538 SF
Office

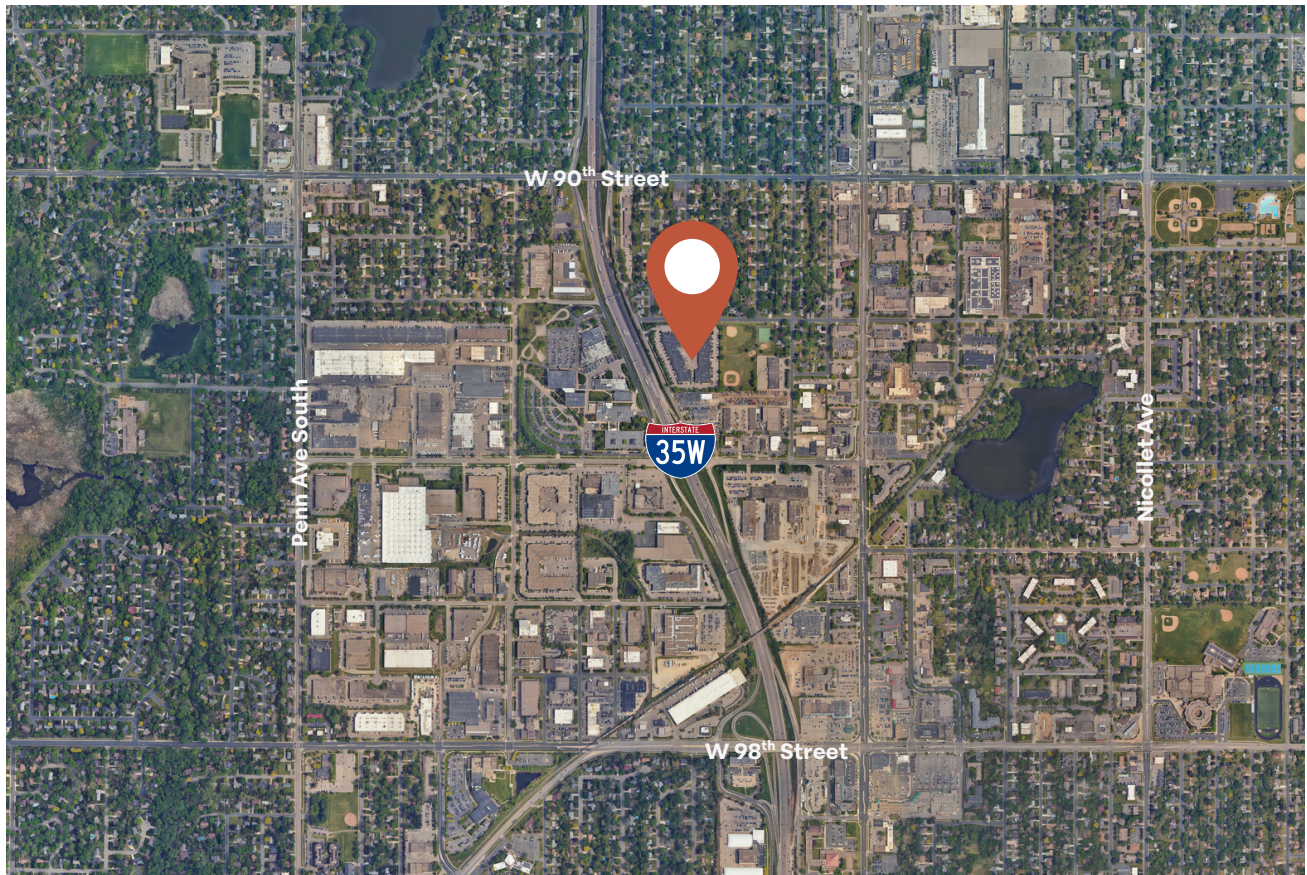


12,245 SF
Warehouse

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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