

FOR LEASE: SUITE Z

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 Z Specs

Total Square Footage

6,047 SF

Available

August 1, 2026

Warehouse Size

1,921 SF

Loading

1 Dock | 1 Drive-In

Office Size

4,126 SF

Clear Height

14'

Sprinklers

Yes

Lighting

T8

Suite Z & BB-FF 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

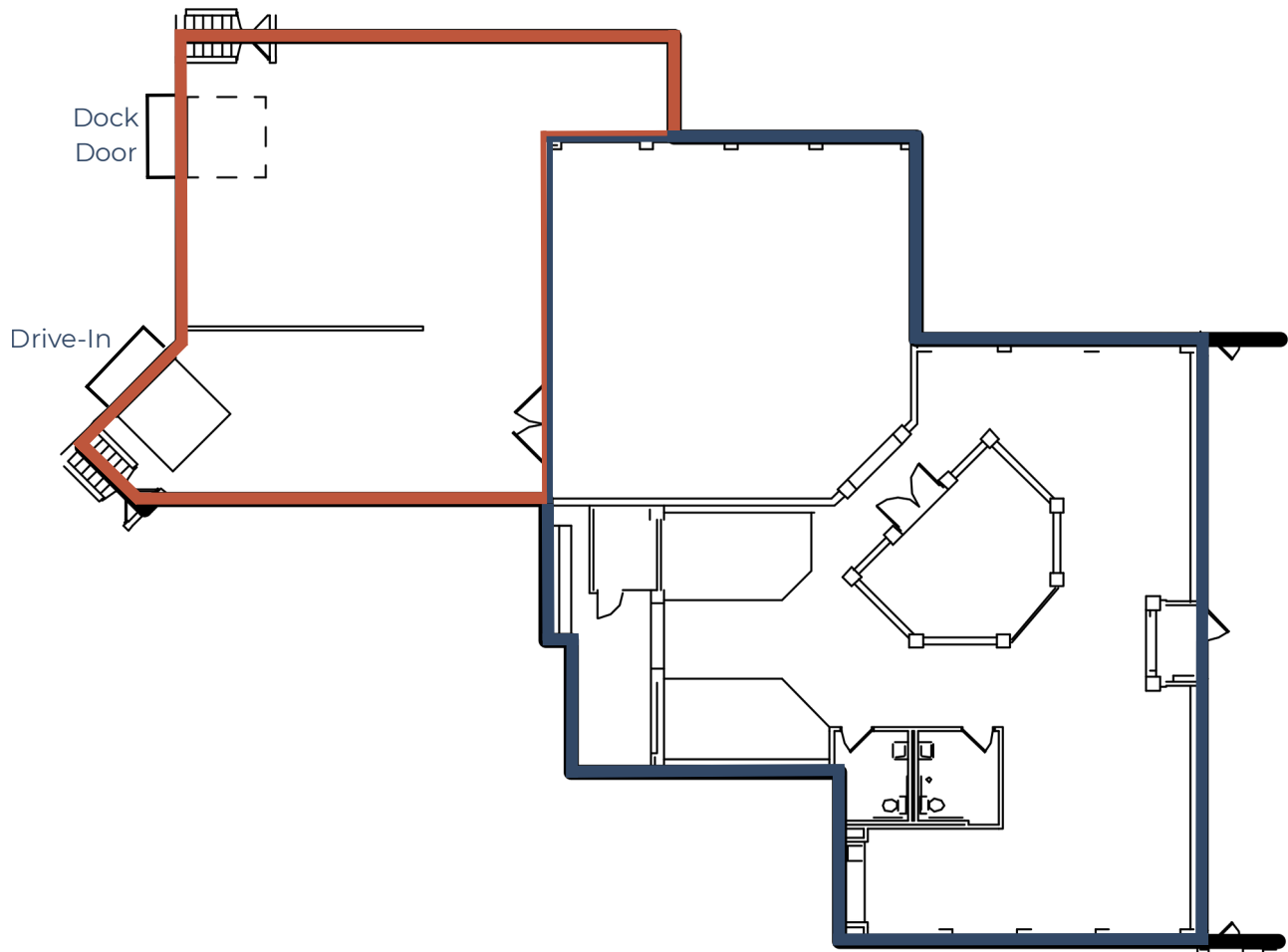
Office: \$12.50 PSF
Warehouse: \$6.50 PSF

CAM/Tax (2026)

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

AVAILABLE SPACE

SUITE Z



6,047 SF
Total



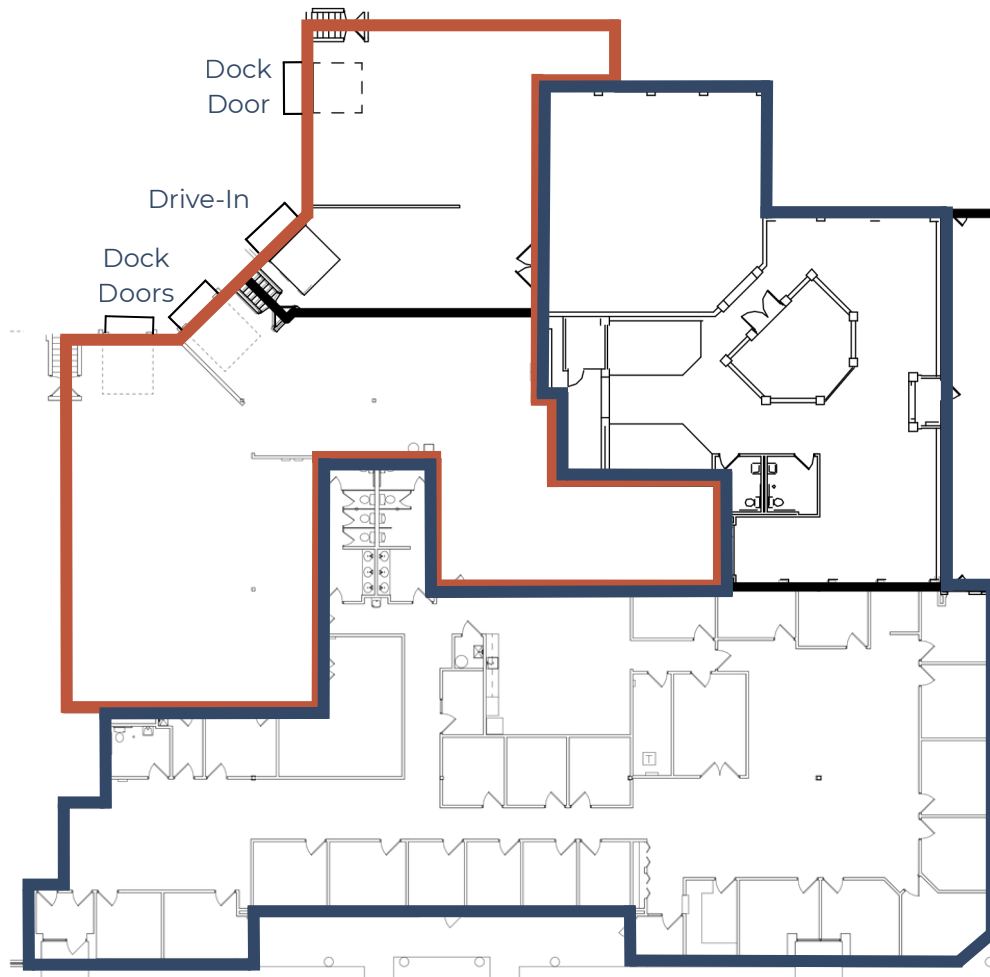
4,126 SF
Office



1,921 SF
Warehouse

AVAILABLE SPACE

SUITES Z & BB-FF



18,142 SF
Total



11,998 SF
Office

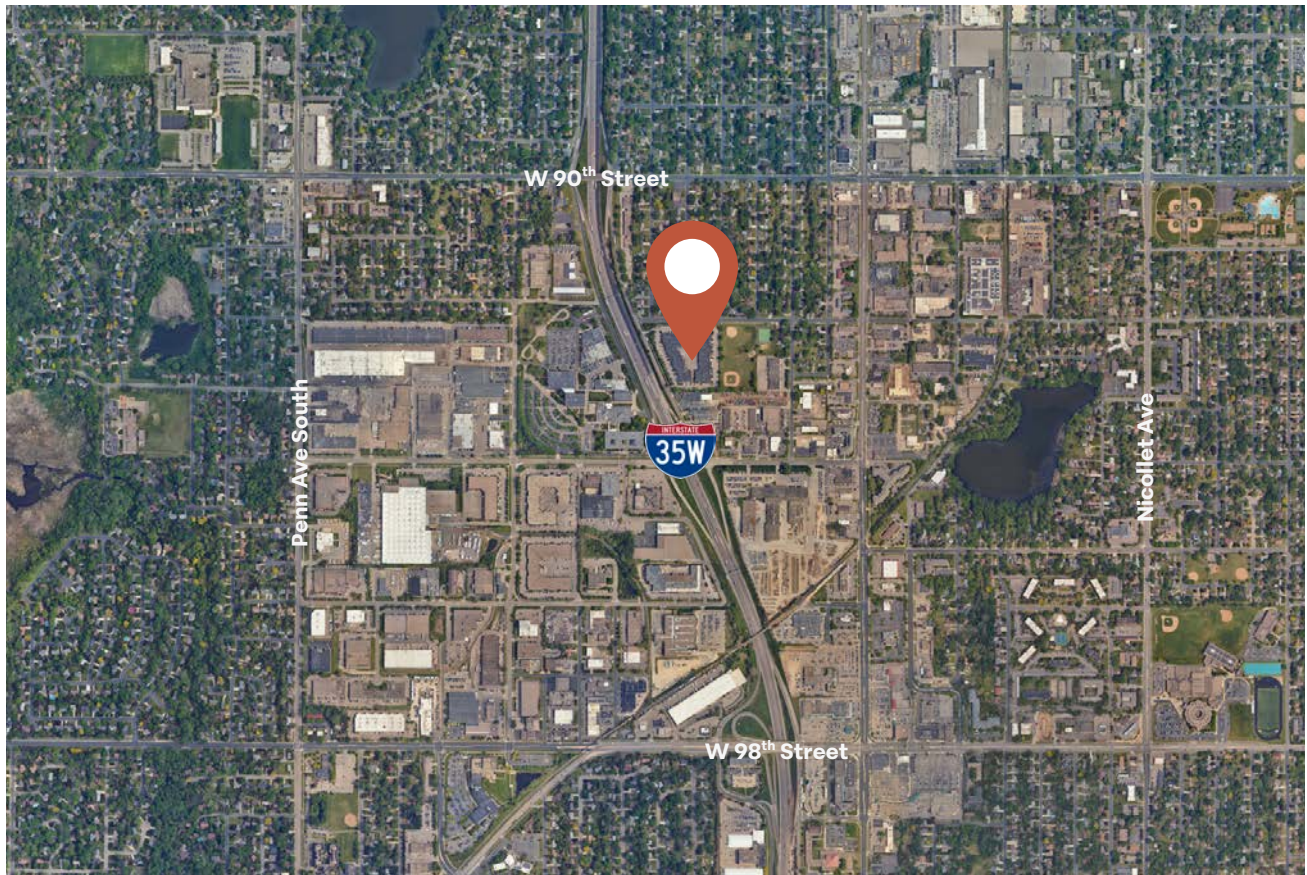


6,144 SF
Warehouse

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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