

Bloomington | MN 55431  
9600-9650 James Avenue S.



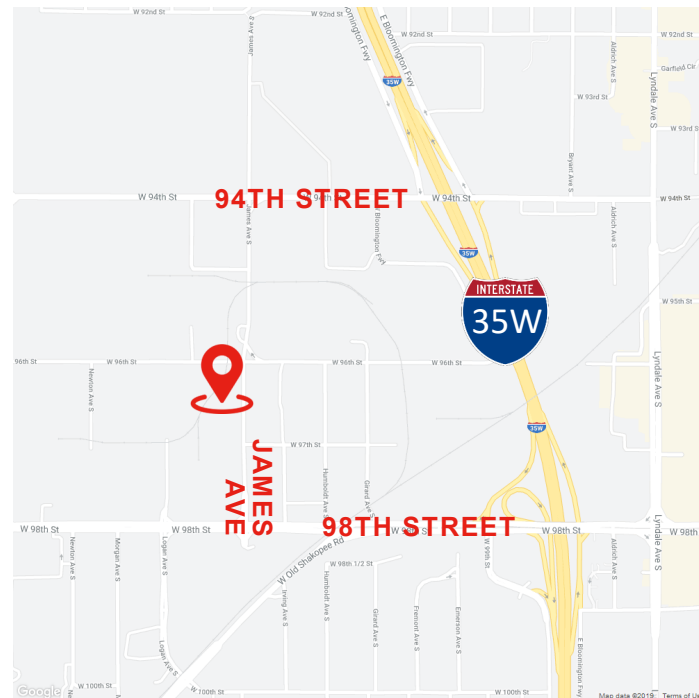
For Lease



Outside Storage

## PROPERTY DESCRIPTION

- 69,200 SF multi-tenant, office/warehouse building
- 18.5'-22.5' clear heights
- Dock and drive-in loading
- New membrane roof
- Heavy power
- High density sprinklers
- Column spacing 34'x30'
- Rail spur available
- New LED lighting
- Outside storage available
- Near many area retail, restaurants, and amenities
- Convenient access to I-35W via West 94th Street and West 98th Street



4771 Bald Eagle Avenue | 101  
White Bear Lake | MN 55110  
www.TITUScre.com

Mike Brass | 612-750-4312  
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For Lease

**AVAILABLE FOR LEASE**

**SUITE 9640:**

- 10,311 total square feet
  - 1,080 SF of office
  - 9,231 SF of warehouse
- 200 amps, 277/480 volts
- 1 dock with leveler (8x10), 1 drive-in (8x10)
- 22'5" clear height
- Updated sprinkler system to high density

**NET LEASING RATES**

\$10.00 PSF for Office  
\$6.00 PSF for Warehouse

**2025 ESTIMATED TAX AND CAM**

\$2.39 PSF for Tax  
\$1.44 PSF for CAM  
\$3.83 TOTAL PSF

**OUTSIDE STORAGE**

19,350 square feet  
\$1.50 per square foot or \$2,419 per month  
Fenced-in outside storage

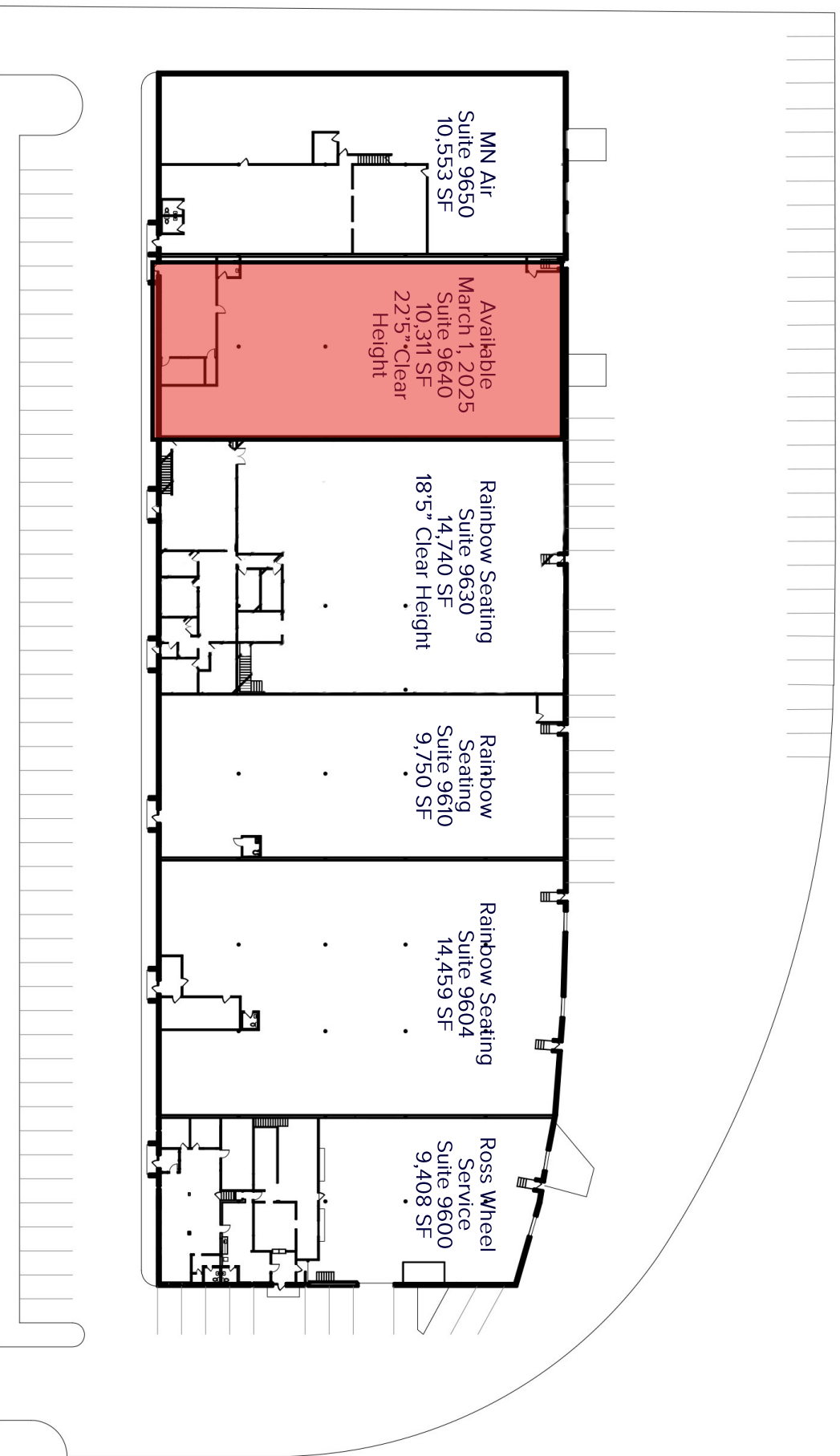
Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
9640	10,311	1,080	9,231	\$10.00	\$6.00	<b>\$5,517</b>	\$3.83	<b>\$3,291</b>	<b>\$8,808</b>
Outside	19,350	-	-	-	\$1.50	-	-	-	<b>\$2,419</b>

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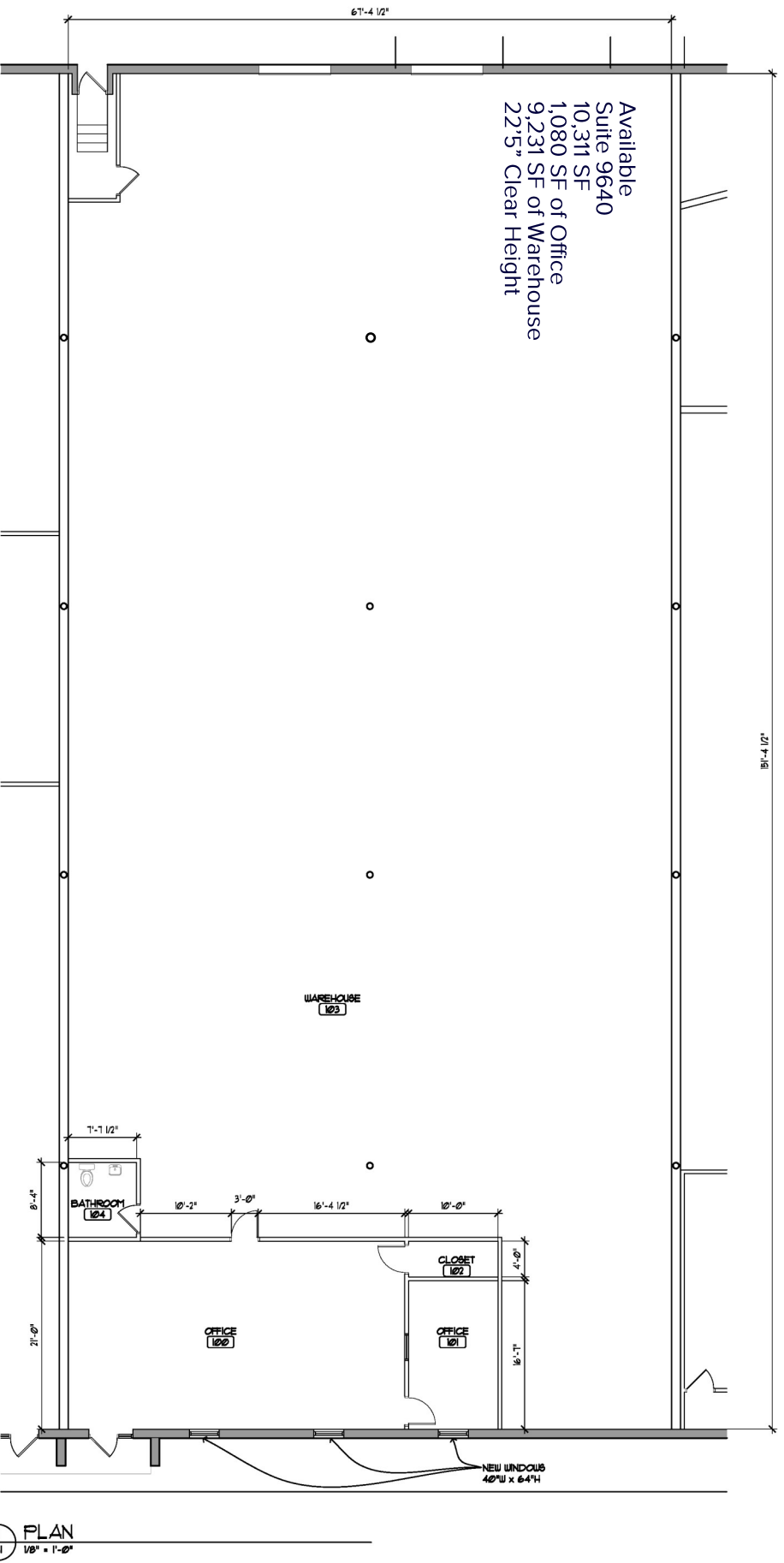


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PLAN  
 1/8" = 1'-0"

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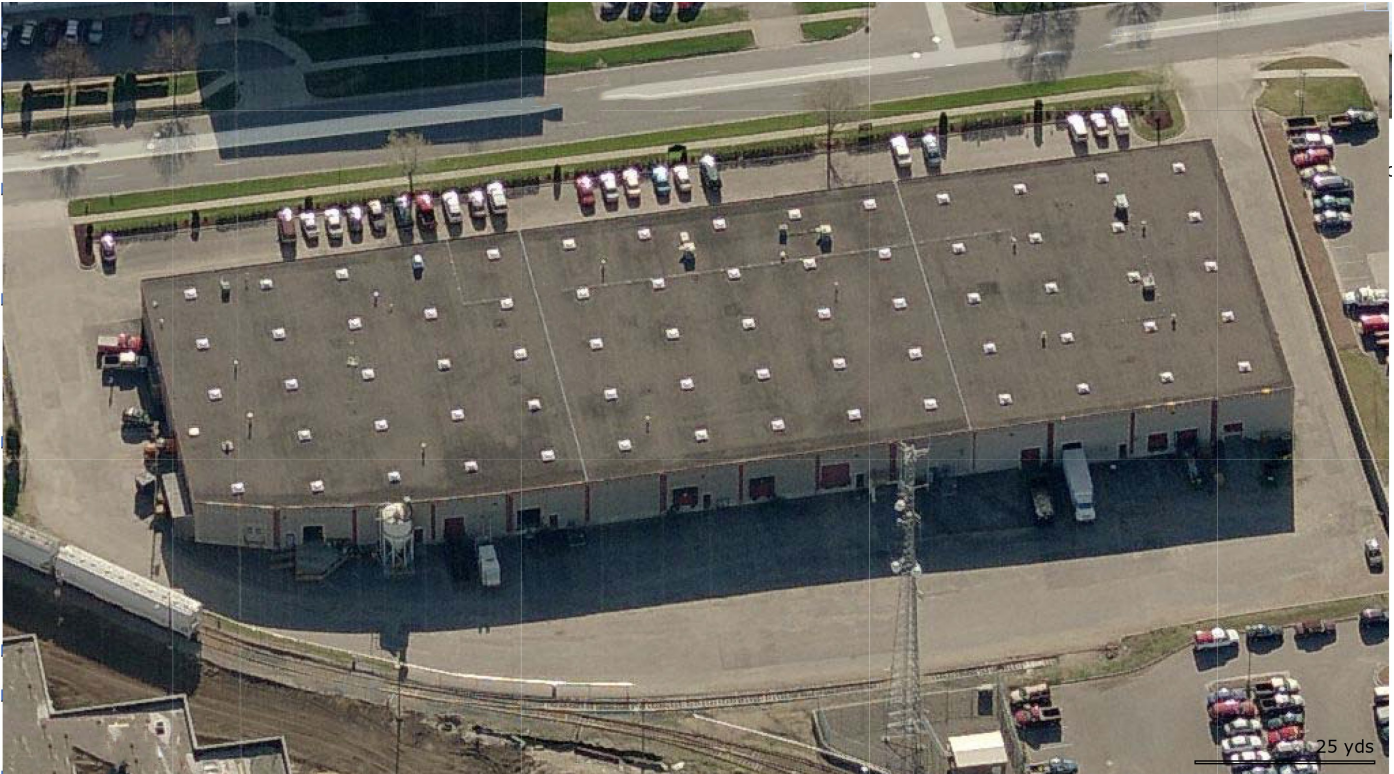
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