

Bloomington | MN 55420
8300-8324 Pillsbury Ave South

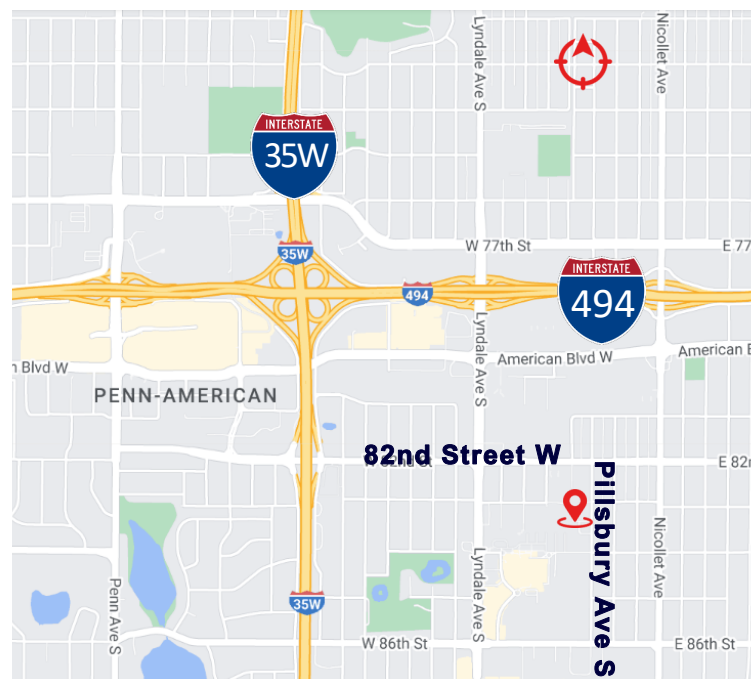


For Lease



PROPERTY HIGHLIGHTS

- 42,929 SF multi-tenant, office/warehouse building
- Tilt-up construction
- 15'-19' clear height
- Drive-in and dock loading
- Sprinklered
- 88 parking stalls
- Excellent access to I-35W and I-494



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



Mike Morrone
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AVAILABLE FOR LEASE

SUITE 8324:

7,259 total square feet

- 2,000 SF of office
- 5,259 SF of warehouse

(1) dock door

19' clear height

SUITE 8310:

3,764 total square feet

- 985 SF of office
- 2,779 SF of warehouse

(1) drive-in door

15' clear height

NET LEASING RATES

\$11.50 PSF for Office

\$6.75 PSF for Warehouse

2025 ESTIMATED TAX AND CAM

\$2.85 PSF for Tax

\$2.21 PSF for CAM

\$5.03 TOTAL PSF

ESTIMATED MONTHLY RENT

| Suite | Total SF | Office SF | WHS SF | Net Office PSF | Net WHS PSF | Total Net/ Month | CAM PSF | EST Tax & Cam/ Month | Total/Month |
|-------|----------|-----------|--------|----------------|-------------|------------------|---------|----------------------|----------------|
| 8324 | 7,259 | 2,000 | 5,259 | \$11.50 | \$6.75 | \$4,875 | \$5.03 | \$3,043 | \$7,918 |
| 8310 | 3,764 | 985 | 2,779 | \$11.50 | \$6.75 | \$2,507 | \$5.03 | \$1,578 | \$4,085 |

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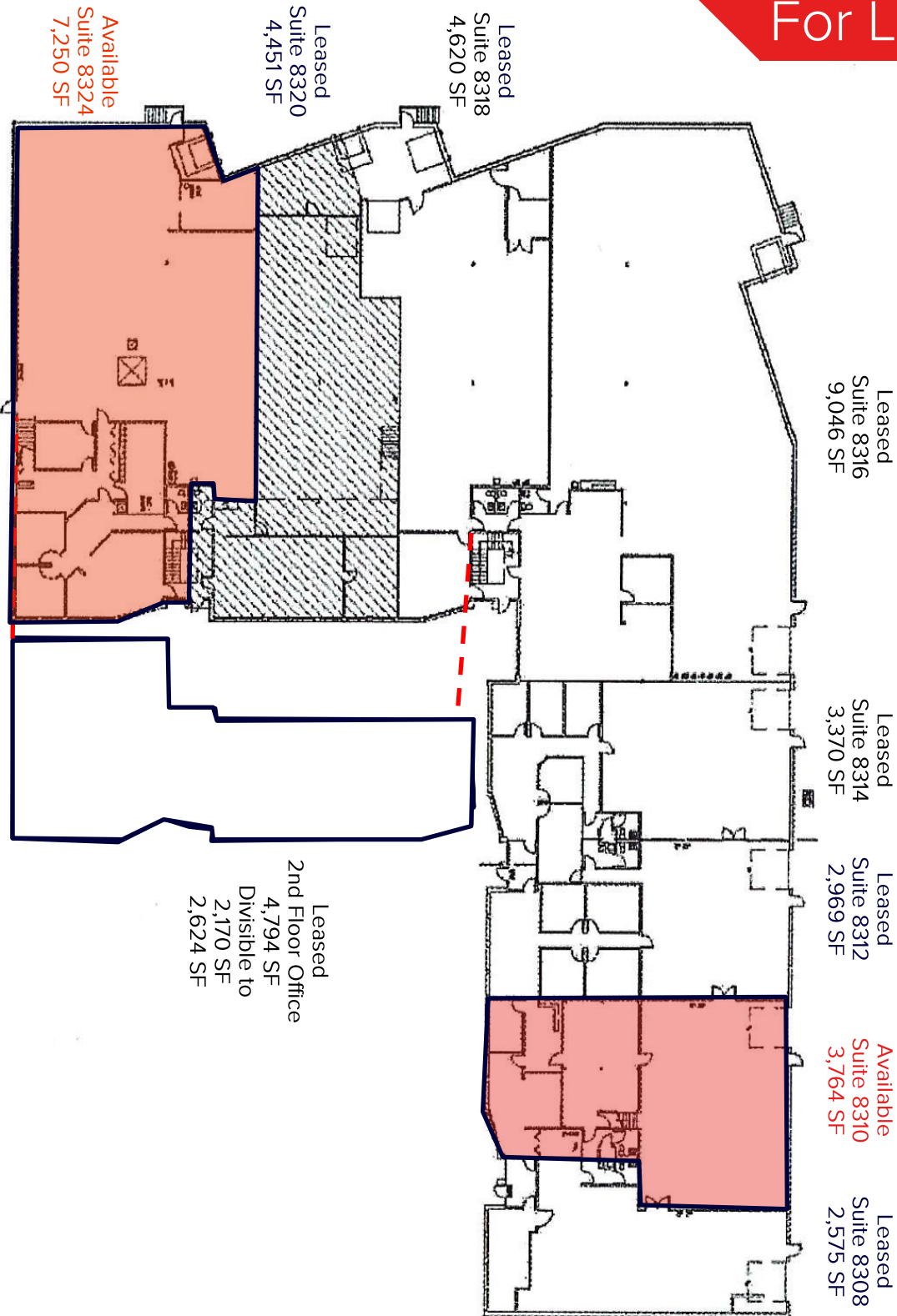


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