

Bloomington | MN 55420
8300-8324 Pillsbury Ave South

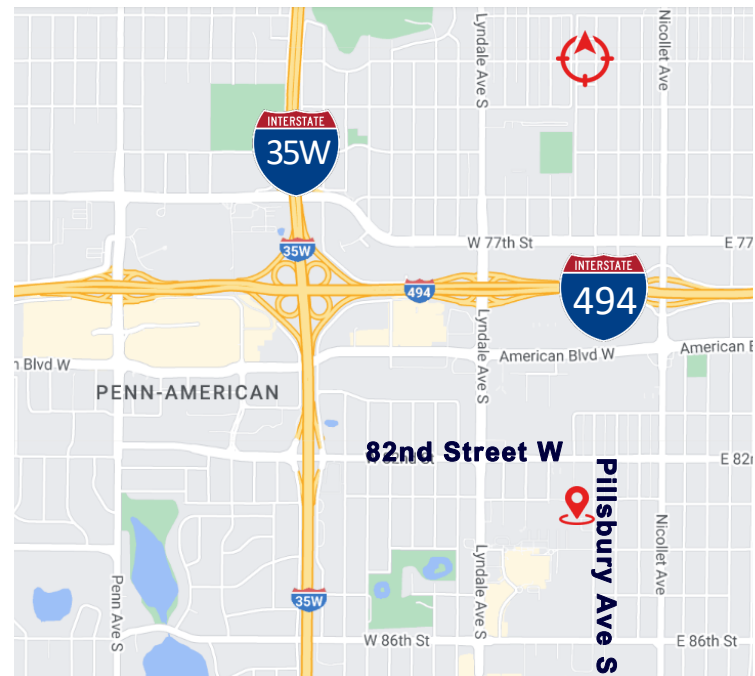


For Lease



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
952-836-6309
mikem@TITUScre.com

Bloomington | MN 55420
8300-8324 Pillsbury Ave South



For Lease

AVAILABLE FOR LEASE

SUITE 8310:

3,764 total square feet

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

(1) drive-in door

15' clear height

SUITE 8320:

4,451 total square feet

- 1,749 SF of office
- 2,702 SF of warehouse

(1) shared dock door

19' clear height

SUITE 8324:

7,259 total square feet

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

(1) dock door

19' clear height

Available 10/1/25

NET LEASING RATES

\$10.75 PSF for Office

\$6.50 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
8310	3,764	985	2,779	\$10.75	\$6.50	\$2,388	\$5.03	\$1,578	\$3,965
8320	4,451	1,749	2,702	\$10.75	\$6.50	\$3,030	\$5.03	\$1,866	\$4,896
8324	7,259	2,000	5,259	\$10.75	\$6.50	\$4,640	\$5.03	\$3,043	\$7,683
8320-24	11,710	3,749	7,961	\$10.75	\$6.50	\$7,671	\$5.03	\$4,908	\$12,579

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

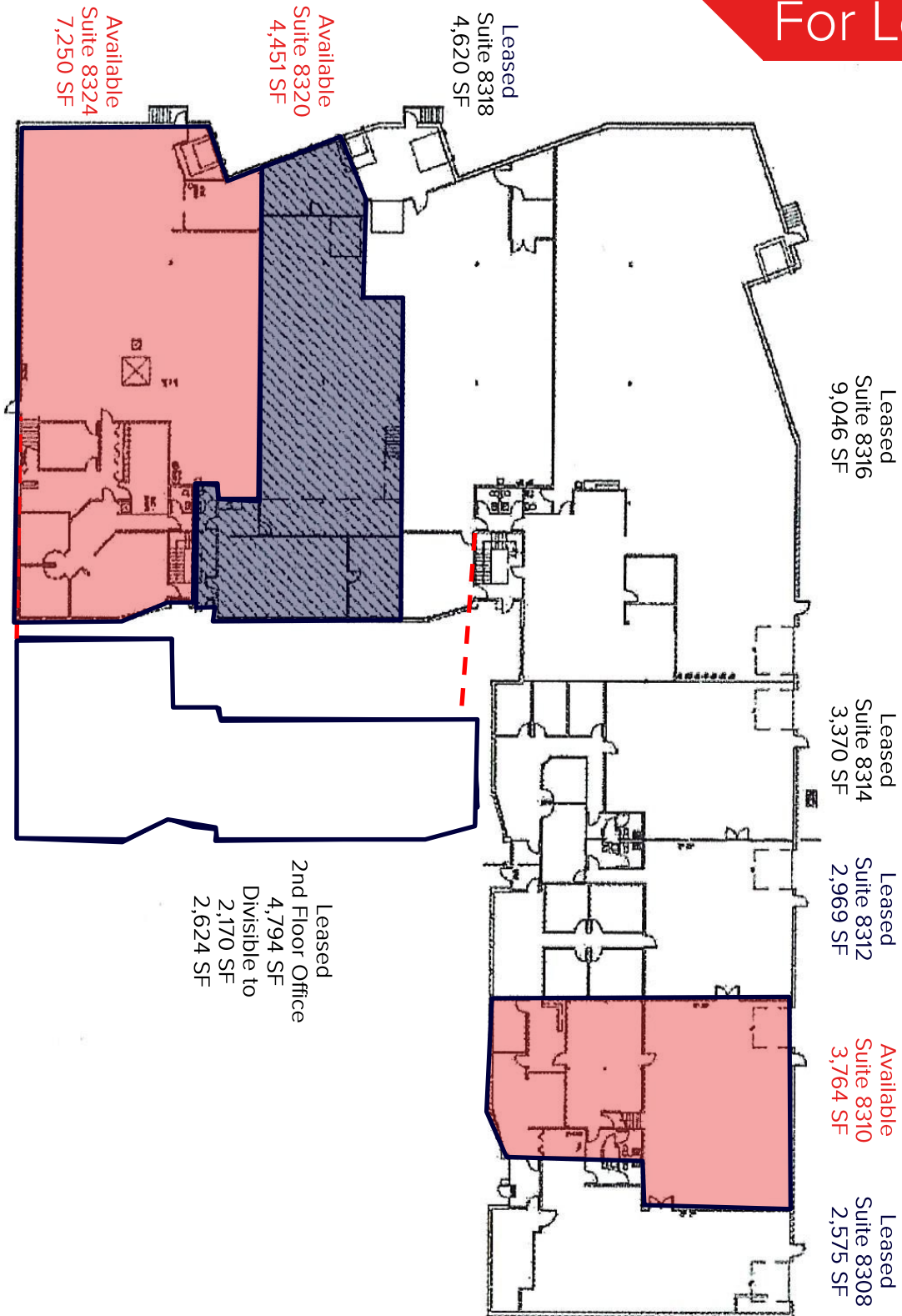


Mike Morrone
952-836-6309
mikem@TITUScre.com

Bloomington | MN 55420
8300-8324 Pillsbury Ave South



For Lease



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



Mike Morrone
952-836-6309
mikem@TITUScre.com