

Bloomington | MN 55420
8300-8324 Pillsbury Ave South

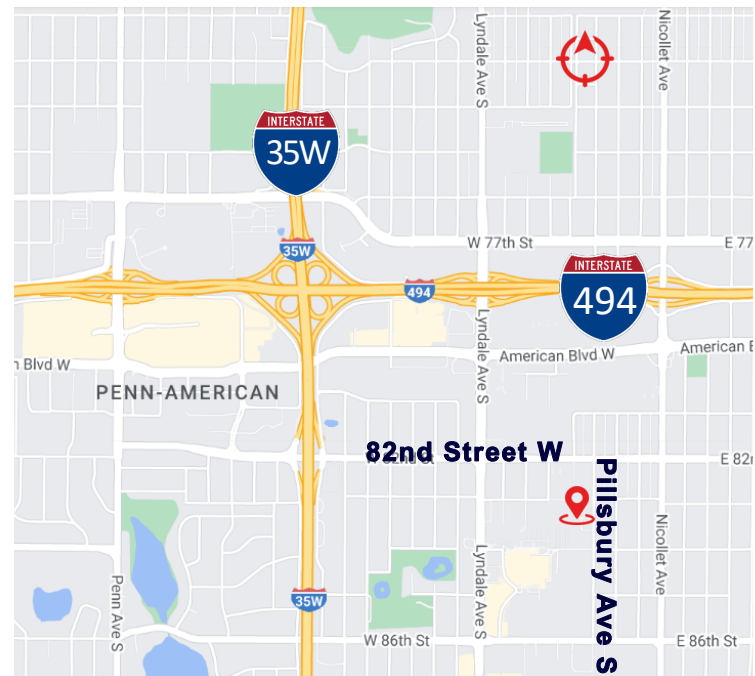


For Lease



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 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

(2) shared dock doors

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

CONTIGUOUS SUITES 8320 & 8324:

11,710 total square feet

- 3,749 SF of office
- 7,961 SF of warehouse

(2) shared dock doors

(1) dock door

19' clear height

NET LEASING RATES

\$9.90 PSF for Office

\$5.90 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

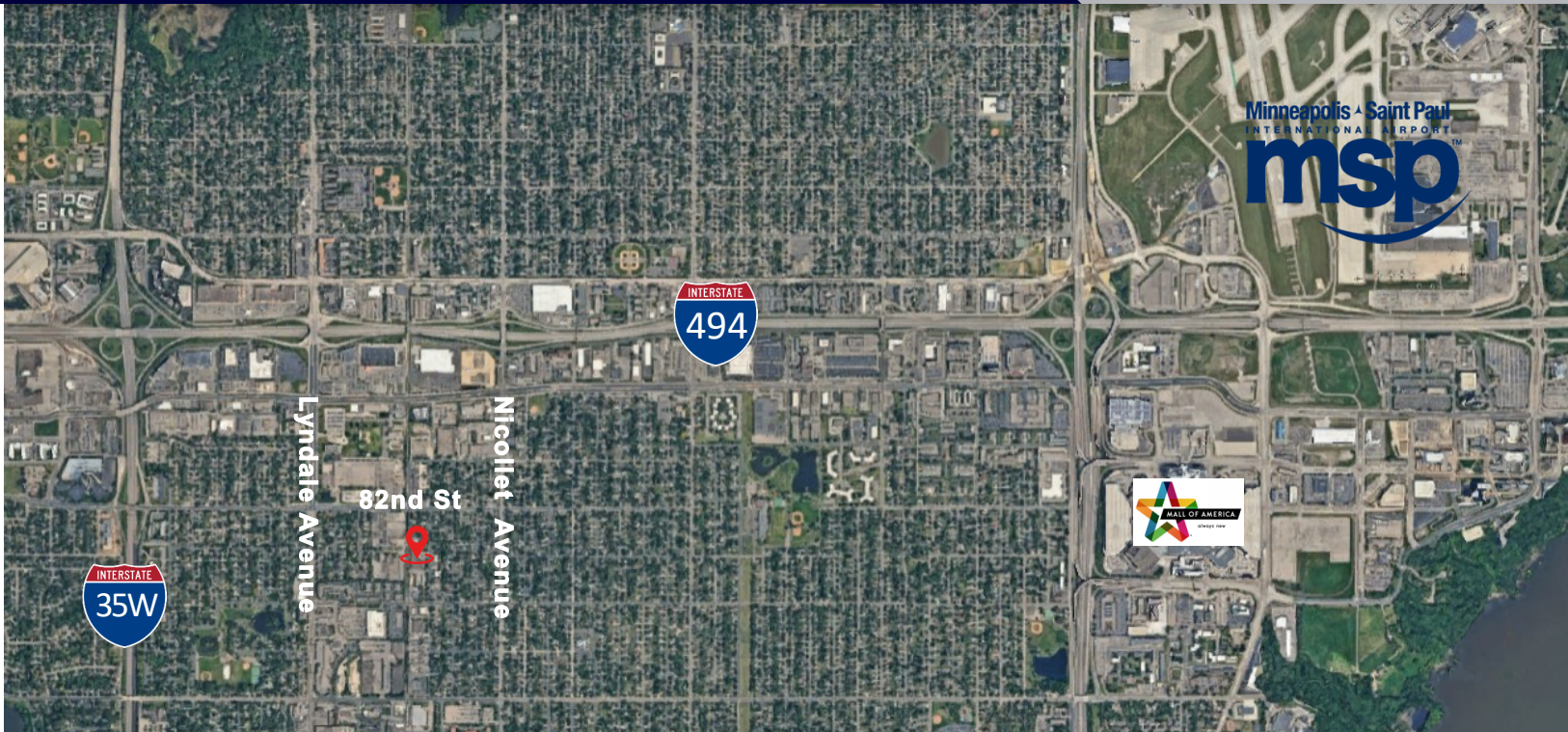
Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
8310	3,764	985	2,779	\$9.90	\$5.90	\$2,179	\$5.03	\$1,578	\$3,757
8320	4,451	1,749	2,702	\$9.90	\$5.90	\$2,771	\$5.03	\$1,866	\$4,637
8324	7,259	2,000	5,259	\$9.90	\$5.90	\$4,236	\$5.03	\$3,043	\$7,278
8320-	11,710	3,749	7,961	\$9.90	\$5.90	\$7,007	\$5.03	\$4,908	\$11,916

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DISTANCE TO:

MALL OF AMERICA: 2.8 MILES

MSP AIRPORT: 7 MILES



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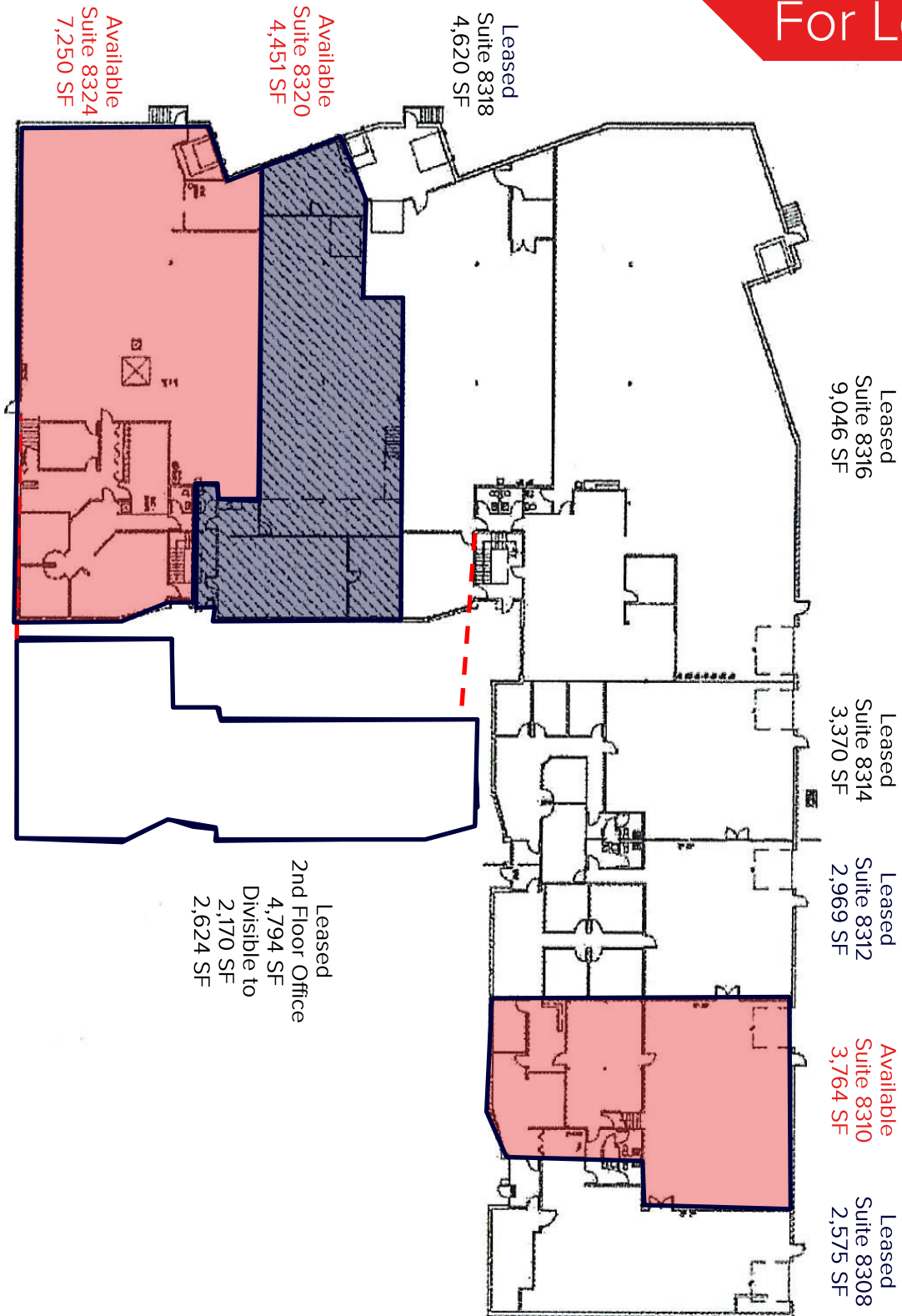


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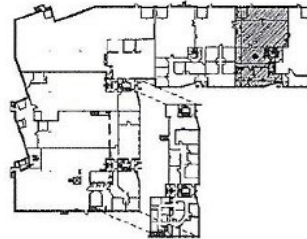


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SQUARE FOOTAGE SUMMARY

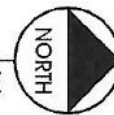
OFFICE
WAREHOUSE
TOTAL

985 SF
2,779 SF
3,764 SF

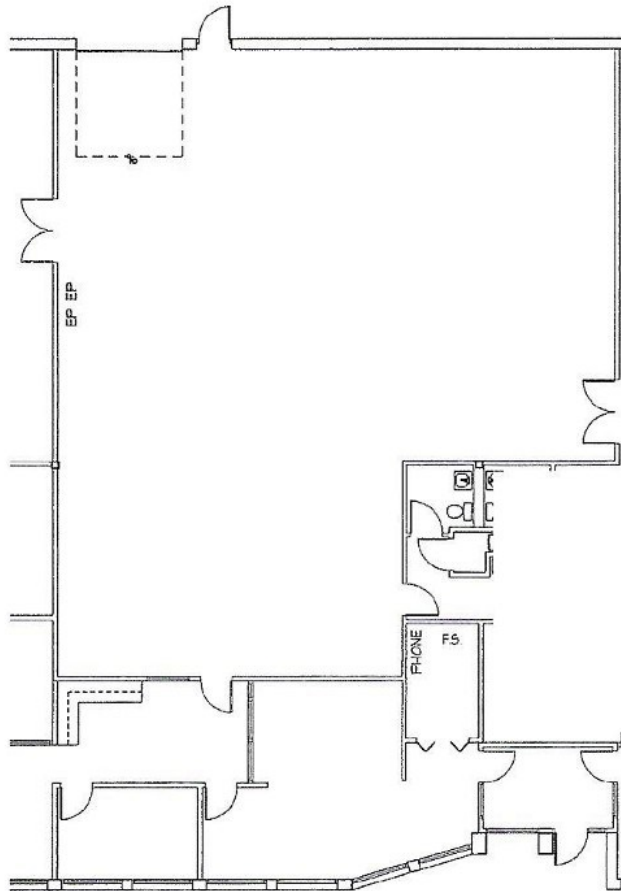


KEY PLAN

NOT TO SCALE



Available
Suite 8310
3,764 SF



1 FLOOR PLAN - SUITE 8310
1 10902.113 / TTL

11.3.11
SCALE: 1/16" = 1'-0" NORTH

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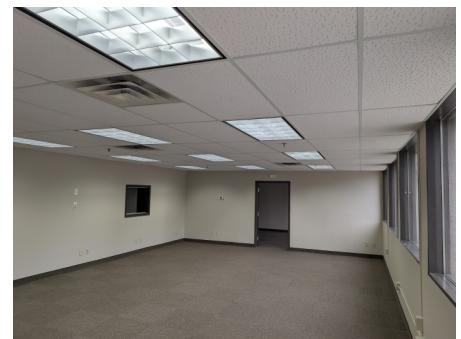
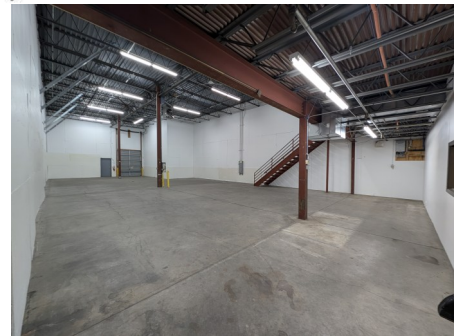
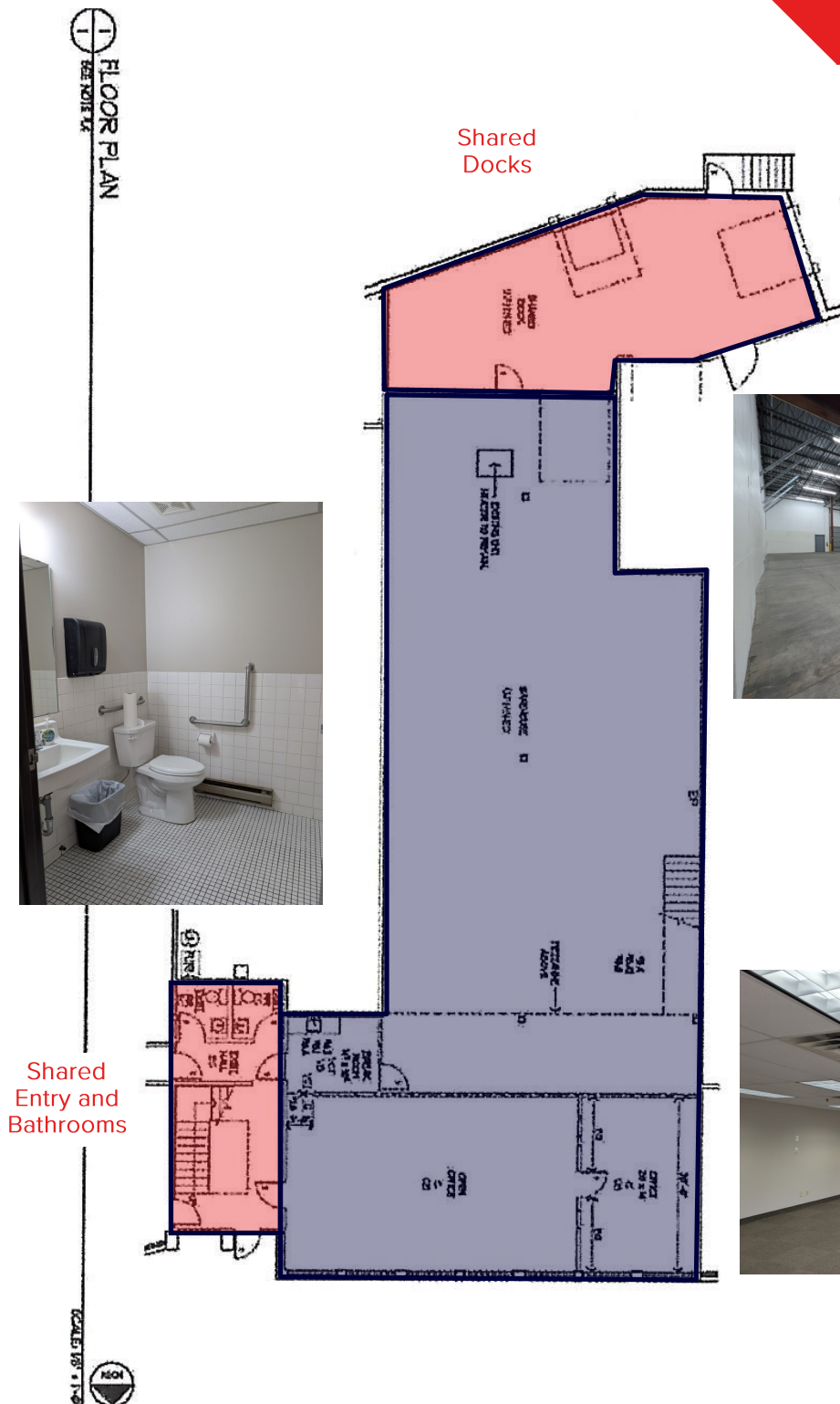
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4,451 SF



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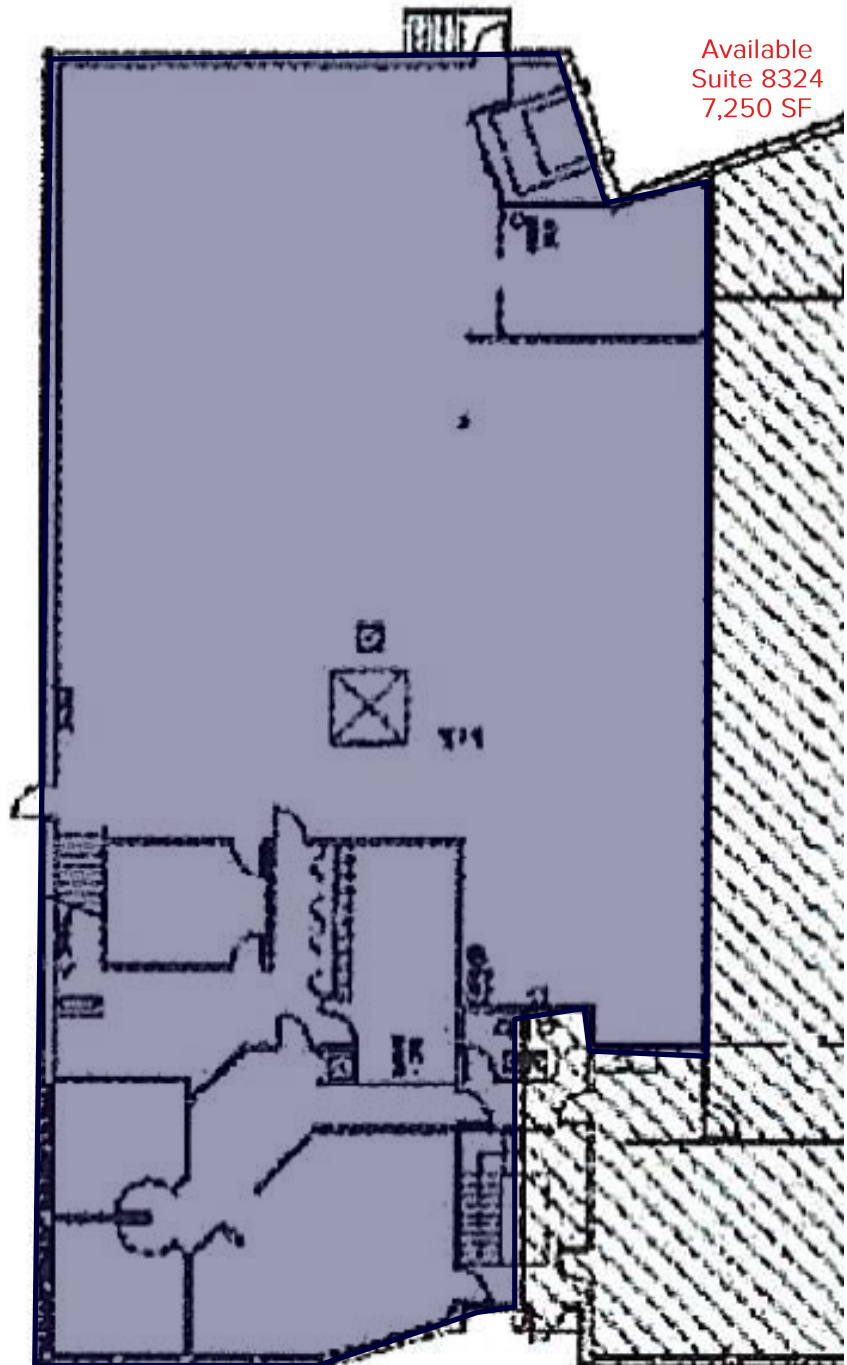
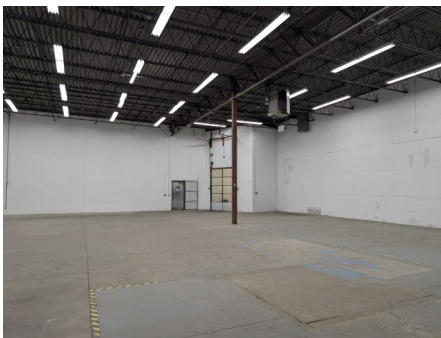


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