

Bloomington | MN 55420
8300-8324 Pillsbury Ave South

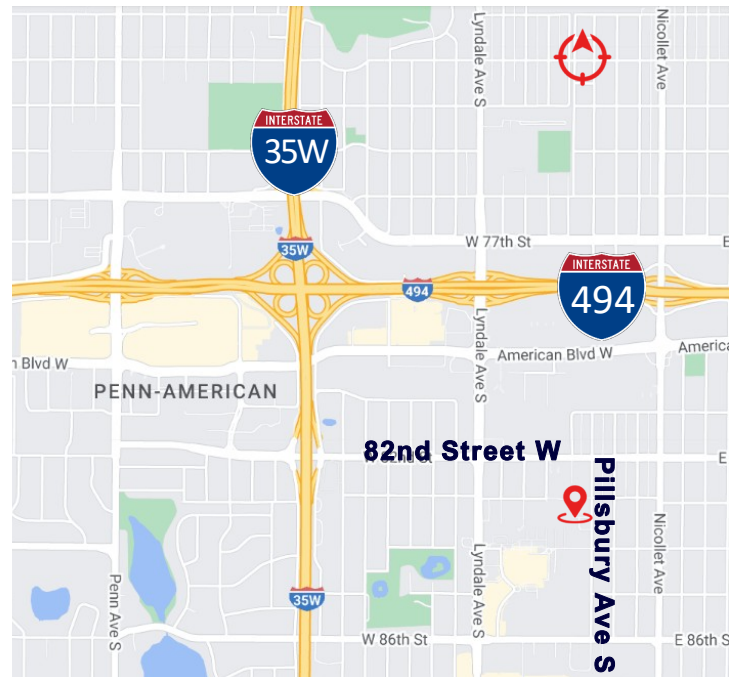


For Lease



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 Brass
612-750-4312
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AVAILABLE FOR LEASE

SUITE 8320:

4,451 total square feet

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

(2) shared dock doors (8'x8' & 8'x10')

19' clear height

Column spacing 30'x40'

SUITE 8324:

7,259 total square feet

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

(1) dock door 8'x10'

19' clear height

Column spacing 30'x40'

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

\$10.25 PSF for Office

\$6.25 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

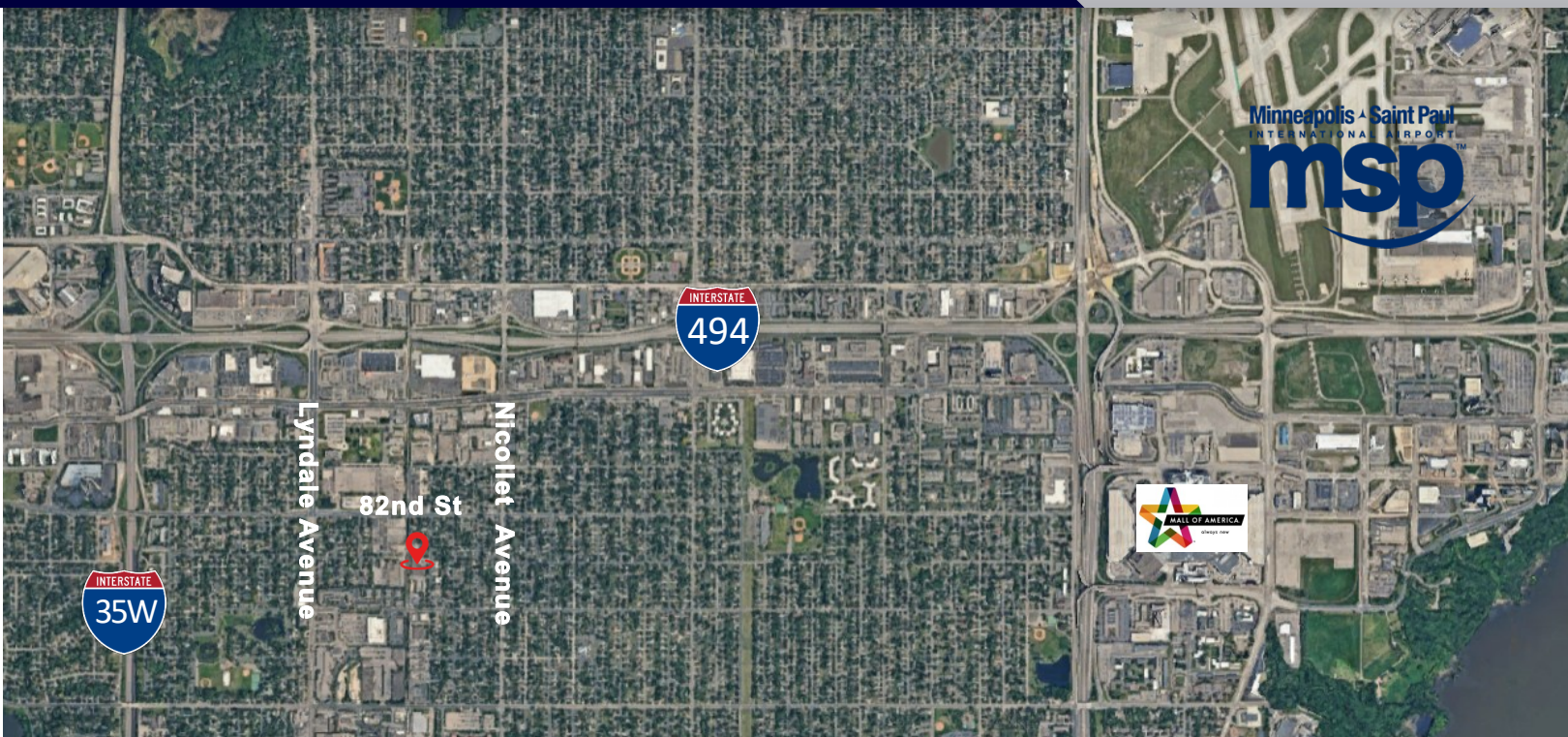
Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
8320	4,451	1,749	2,702	\$10.25	\$6.25	\$2,901	\$5.03	\$1,866	\$4,767
8324	7,259	2,000	5,259	\$10.25	\$6.25	\$4,447	\$5.03	\$3,043	\$7,490
8320-24	11,710	3,749	7,961	\$10.25	\$6.25	\$7,348	\$5.03	\$4,908	\$12,257

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DISTANCE TO:

MALL OF AMERICA: 2.8 MILES

MSP AIRPORT: 7 MILES



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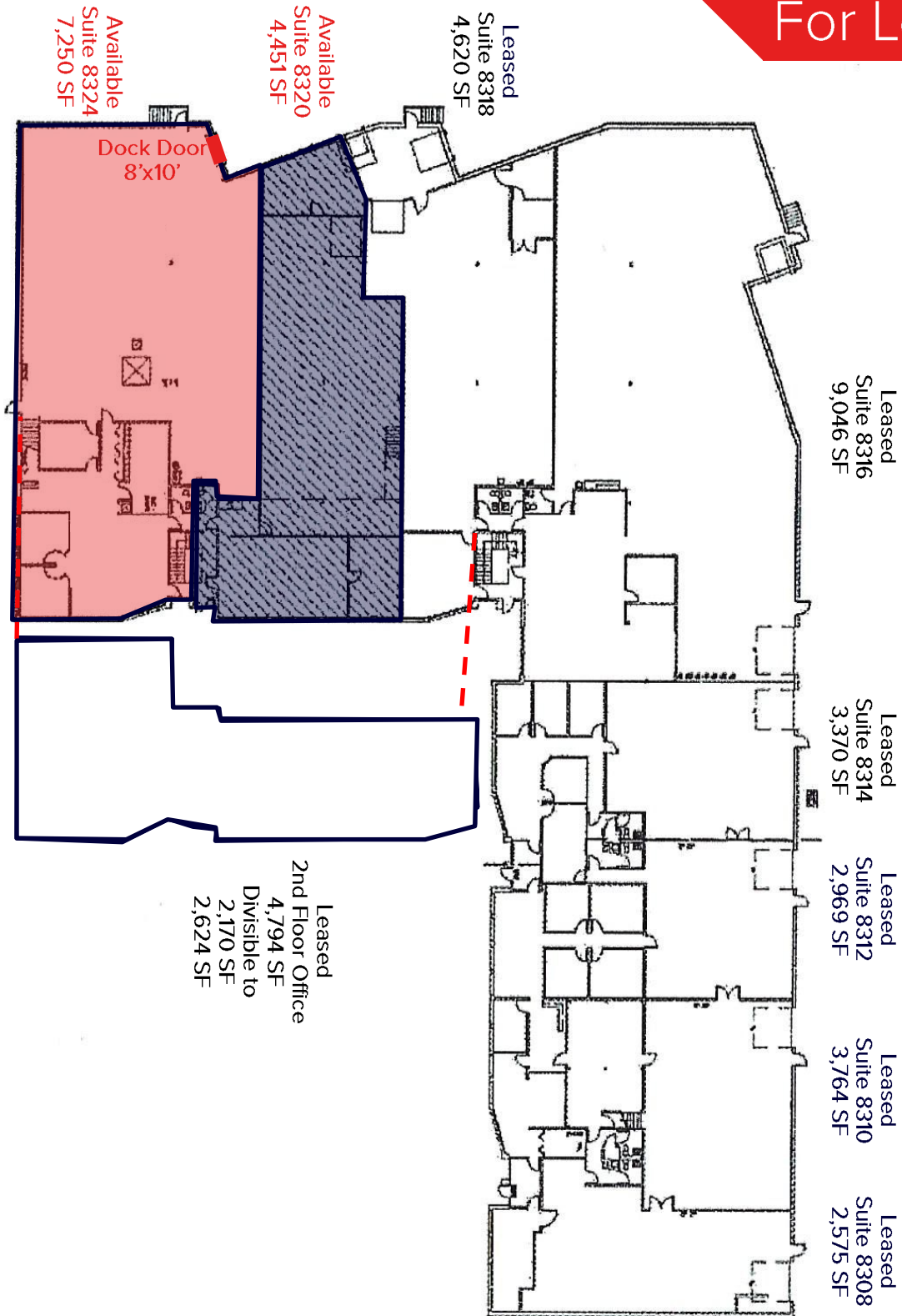


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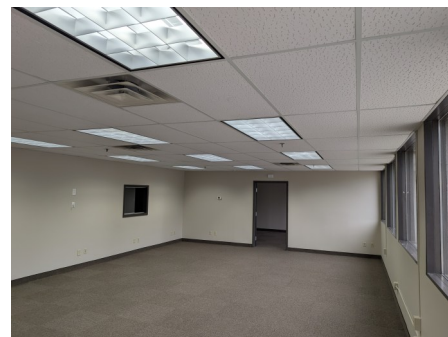
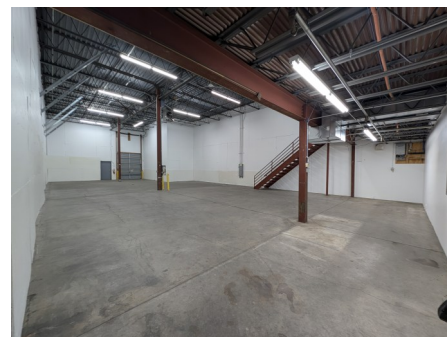


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TITUS
COMMERCIAL REAL ESTATE

Available
Suite 8320
4,451 SF
**All measurements
are approximate*

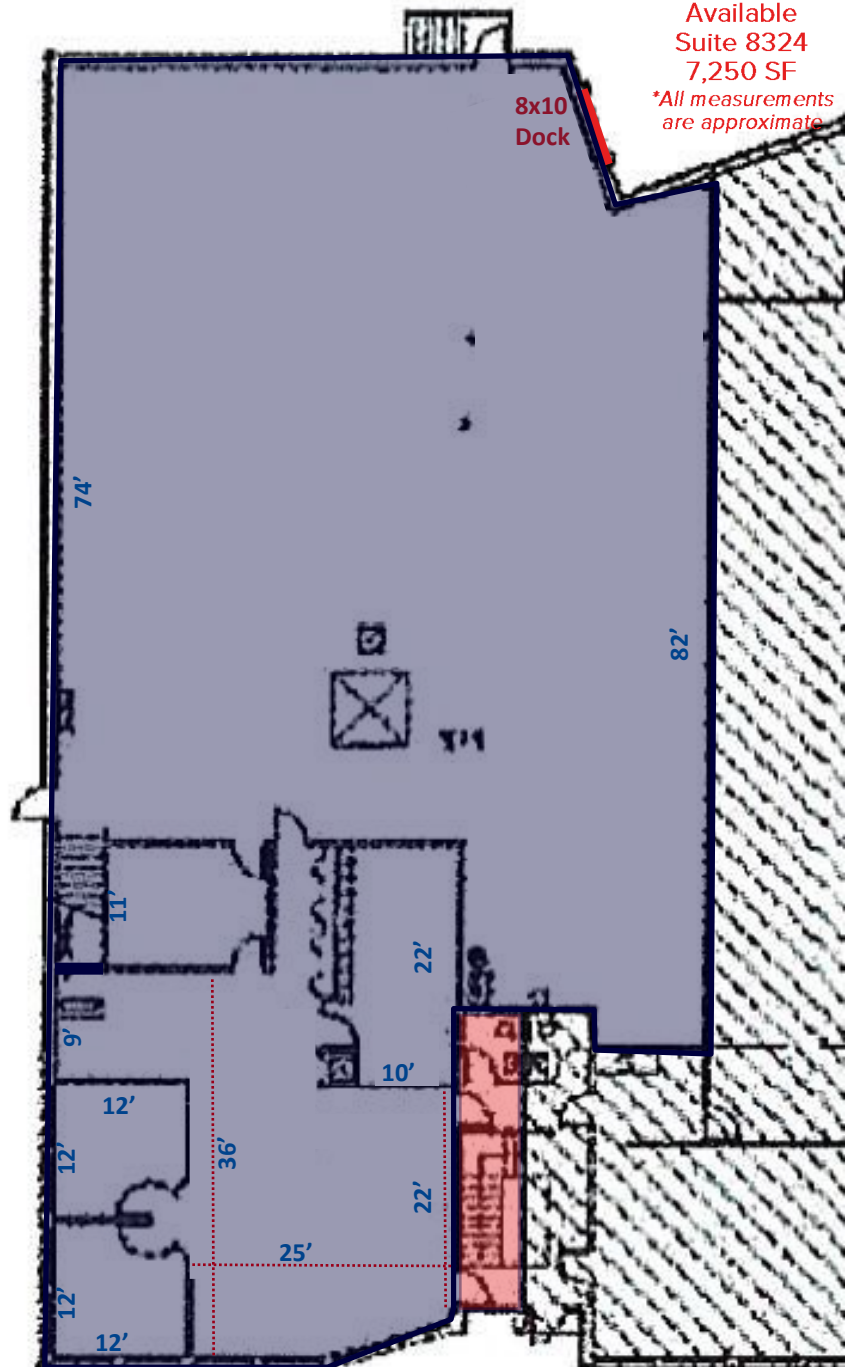
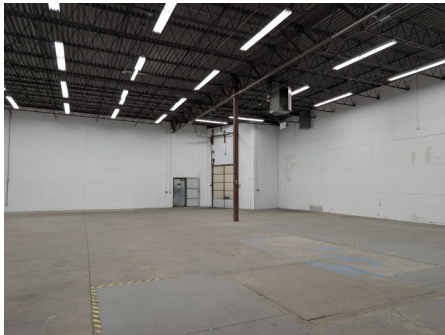


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