

Bloomington | MN 55420
8300-8324 Pillsbury Ave South

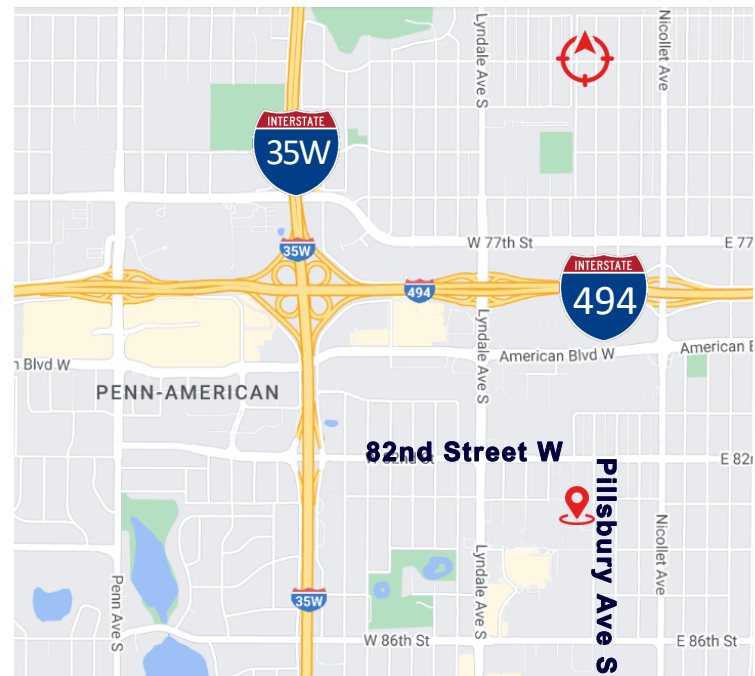


For Lease



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
mike@mikebrass.com

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For Lease

AVAILABLE FOR LEASE

SUITE 8314:

3,370 total square feet

- 1,300 SF of office
- 2,070 SF of warehouse

(1) drive in door

15' clear height

NET LEASING RATES

\$10.25 PSF for Office

\$6.25 PSF for Warehouse

2026 ESTIMATED TAX AND CAM

\$3.17 PSF for Tax

\$2.44 PSF for CAM

\$5.61 TOTAL PSF

ESTIMATED MONTHLY RENT

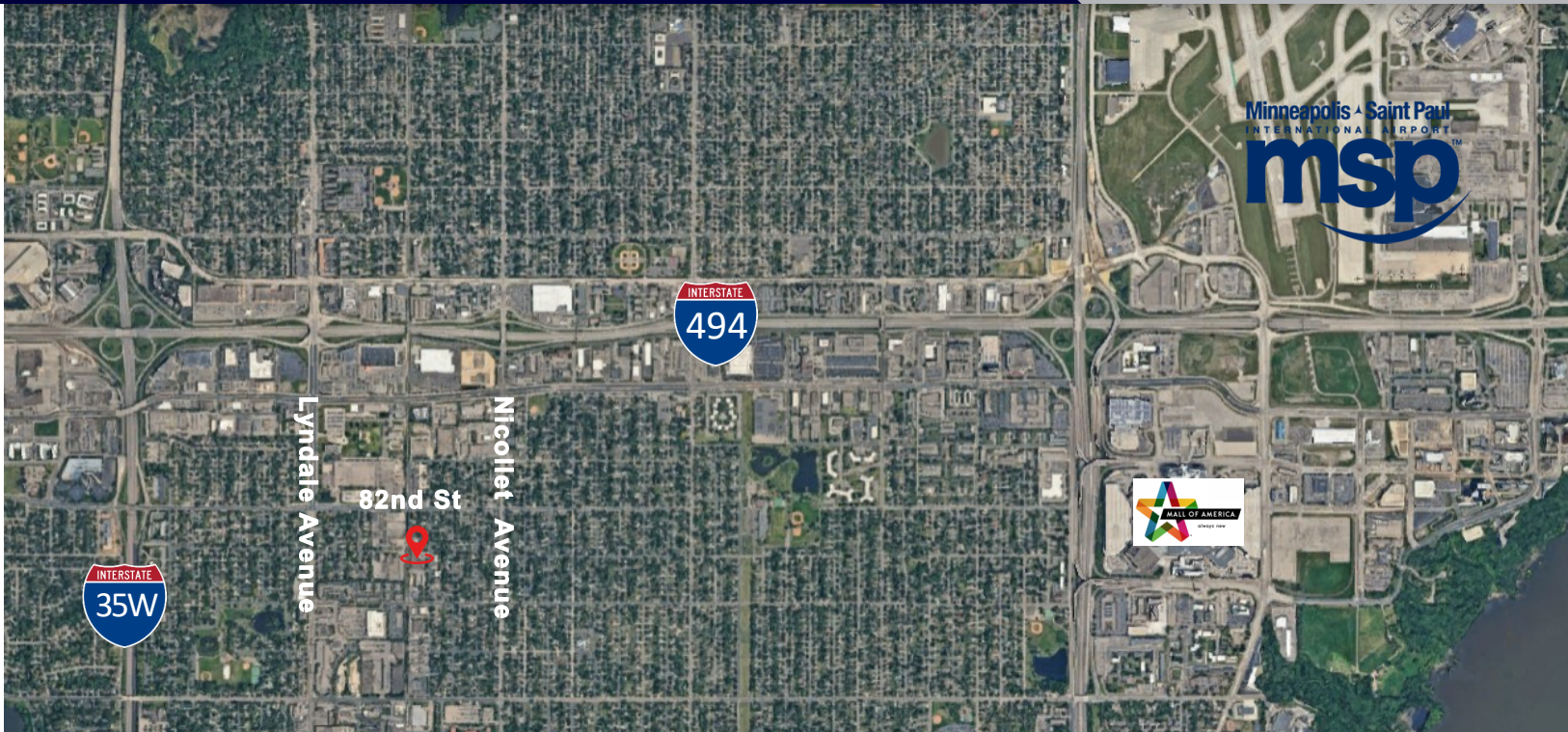
Suite	Total SF	Office SF	WHS SF	Net Office PSF	Net WHS PSF	Total Net/ Month	CAM PSF	EST Tax & Cam/ Month	Total/Month
8314	3,370	1,300	2,070	\$10.25	\$6.25	\$2,189	\$5.61	\$1,575	\$3,764

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DISTANCE TO:

MALL OF AMERICA: 2.8 MILES

MSP AIRPORT: 7 MILES



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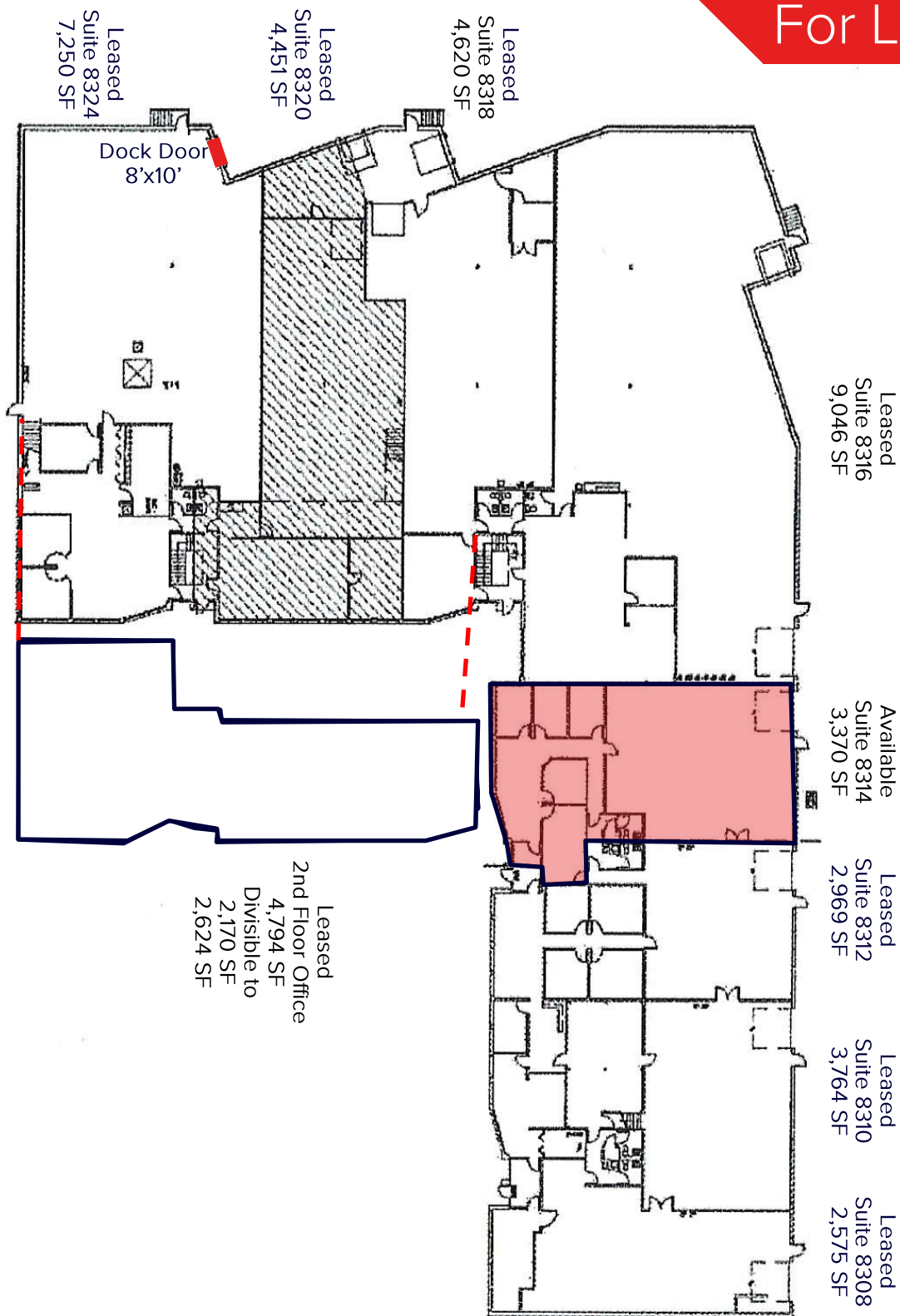


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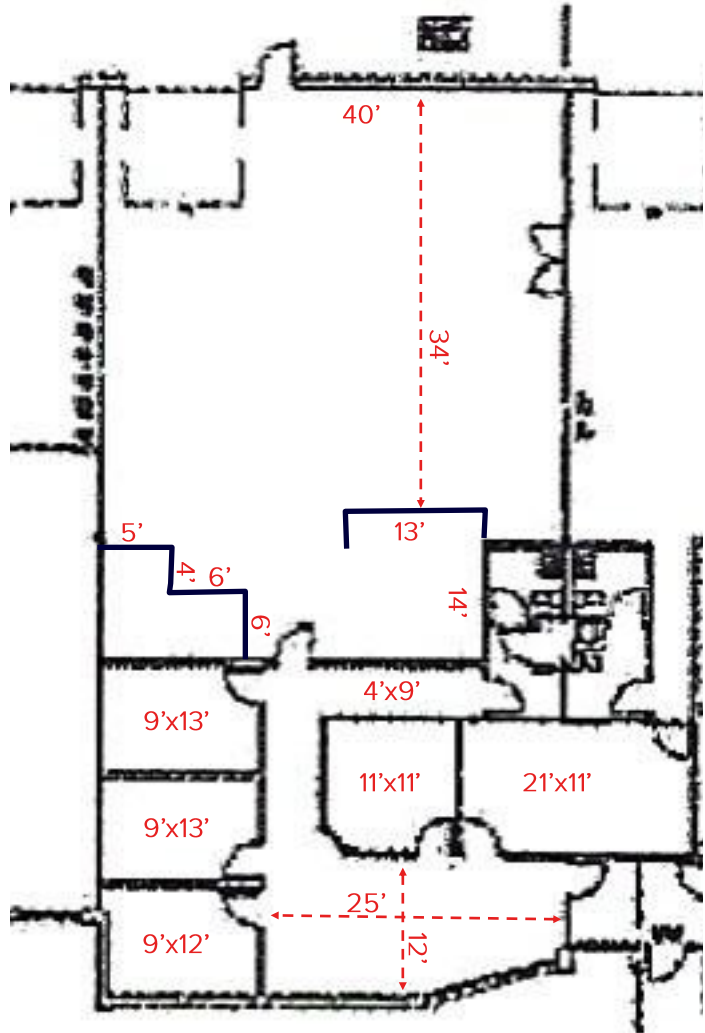
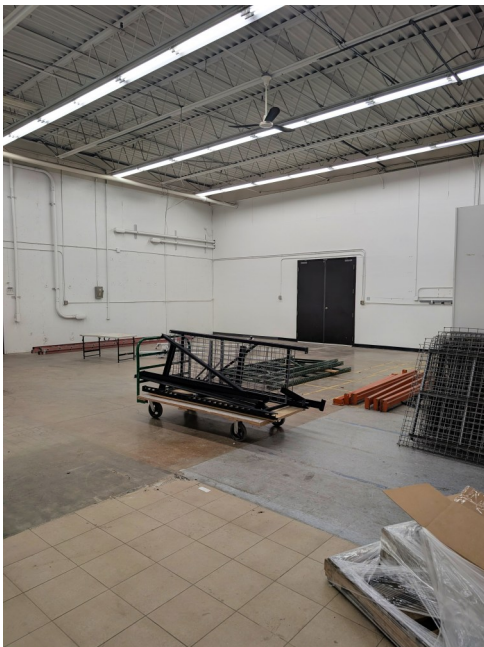
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For Lease

Available
Suite 8314
3,370 SF

**All measurements
are approximate*



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