FOR LEASE

KENDALL COMMERCIAL

9325 Bryant Avenue S
Bloomington, MN 55420



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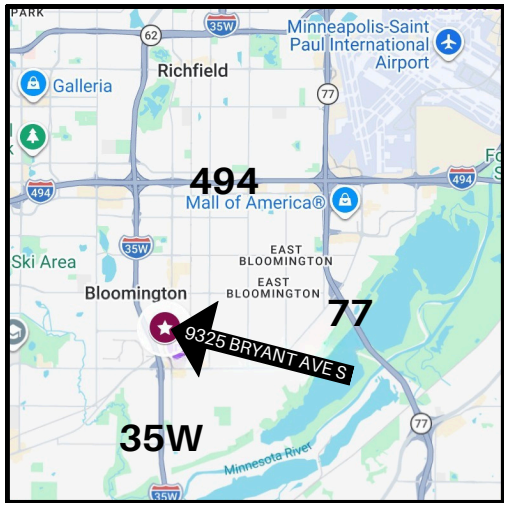
952.884.4888 www.kendallcommercial.com

SALES / LEASING / PROPERTY MANAGEMENT / DEVELOPMENT

9325 Bryant Avenue S
Bloomington, MN 55420

Single tenant office/warehouse building for lease in ideal Bloomington location with easy access to I-494 and I-35W.

BUILDING **LOCATION**





BUILDING **INFORMATION**

BUILDING SIZE	7,600 SF
LOT SIZE	19,374 SF
GENERAL USE	OFFICE/WAREHOUSE
YEAR BUILT	1961
ZONING	I-3
CLEAR HEIGHT	12' 0"
DOCK DOORS	ONE (1)
DRIVE-IN DOORS	ONE (1)
POWER	3 phase, 240v, 600amps
OTHER	Flammable Waste Trap

LEASING **INFORMATION**

LEASE RATE	$8.50 / SF
LEASE TYPE	NET
TAX & CAM	APPX $7.50 / SF

BUILDING **PHOTOS**





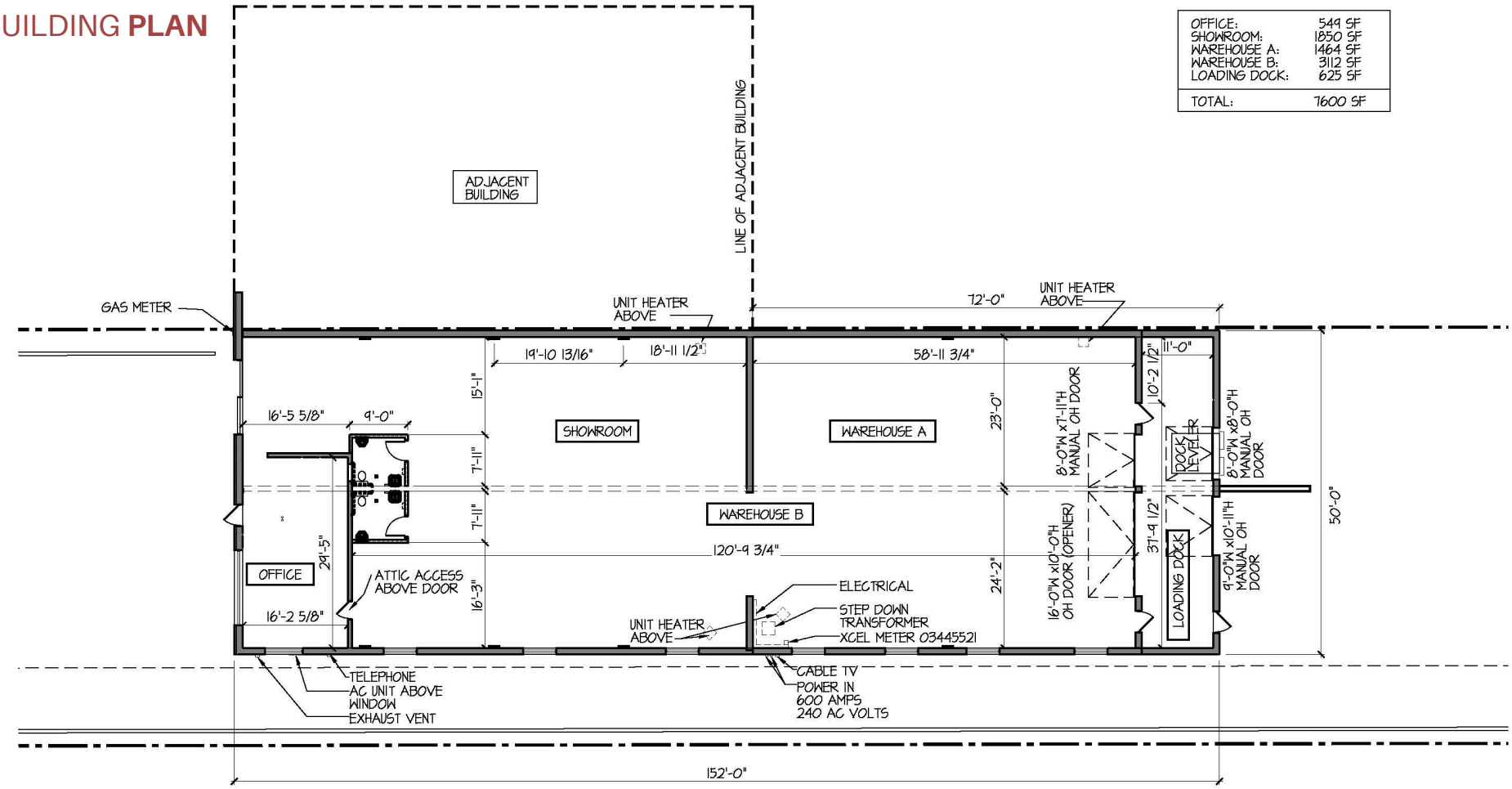


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BUILDING PLAN

OFFICE:	549 SF
SHOWROOM:	1850 SF
WAREHOUSE A:	1464 SF
WAREHOUSE B:	3112 SF
LOADING DOCK:	625 SF
TOTAL:	7600 SF



FLOOR PLAN
1/16"=1'-0"

NORTH