

Bloomington Warehouse & Office Space

10740 LYNDALE AVENUE SOUTH, BLOOMINGTON, MN 55420

FOR LEASE



OFFERING SUMMARY

Lease Rate: \$6.00-\$12.00 SF/yr (NNN)

CAM & Tax \$6.25/SF/yr

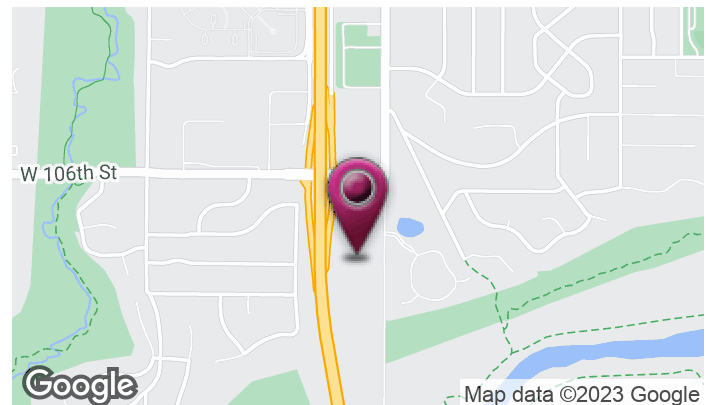
Lot Size: 3.26 Acres

Year Built: 1980

Building Size: 42,000 SF

Renovated: 2018

Zoning: C-4



- Located off 35W and 107th Street exit (near I-494)
- Close proximity to Richfield, Burnsville, Edina, and Minneapolis
- 15 foot ceilings
- Dock doors & drive-in doors
- Access to heavy power

JGM PROPERTIES

1224 W. 96 St.
Bloomington, MN 55431
612.290.1037
www.JGMproperties.com

For More Information Contact:

ELI RUSSELL

612.290.1037

elir@jgmproperties.com

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PROPERTY OVERVIEW

This property offers warehouse space for lease from 1,000-5,000 square feet. Options to combine office + warehouse space are also available.

The warehouse space options have dock door & drive-in door access.

LOCATION OVERVIEW

This warehouse building is located off of the easily accessible 35W & the 106th Street Exit in Bloomington (on Lyndale Avenue South). Any true Minnesotan knows what it means to have an address on "Lyndale Avenue South", and this property is no exception, located at 10740 Lyndale Avenue South in Bloomington MN.

PROPERTY HIGHLIGHTS

Located off 107th & Lyndale Avenue South (on the corner of 35W & 106th Street

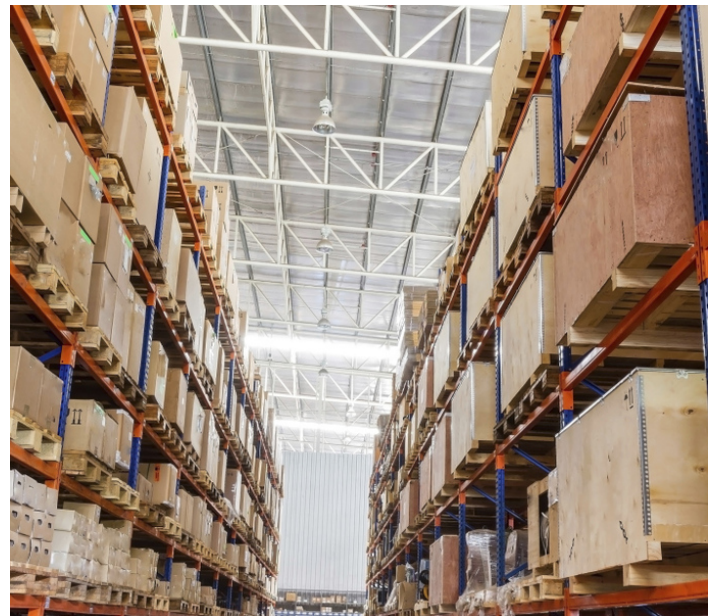
15 foot ceilings

Access to heavy power

Dock & drive-in doors

Ample parking available

Custom built outs available



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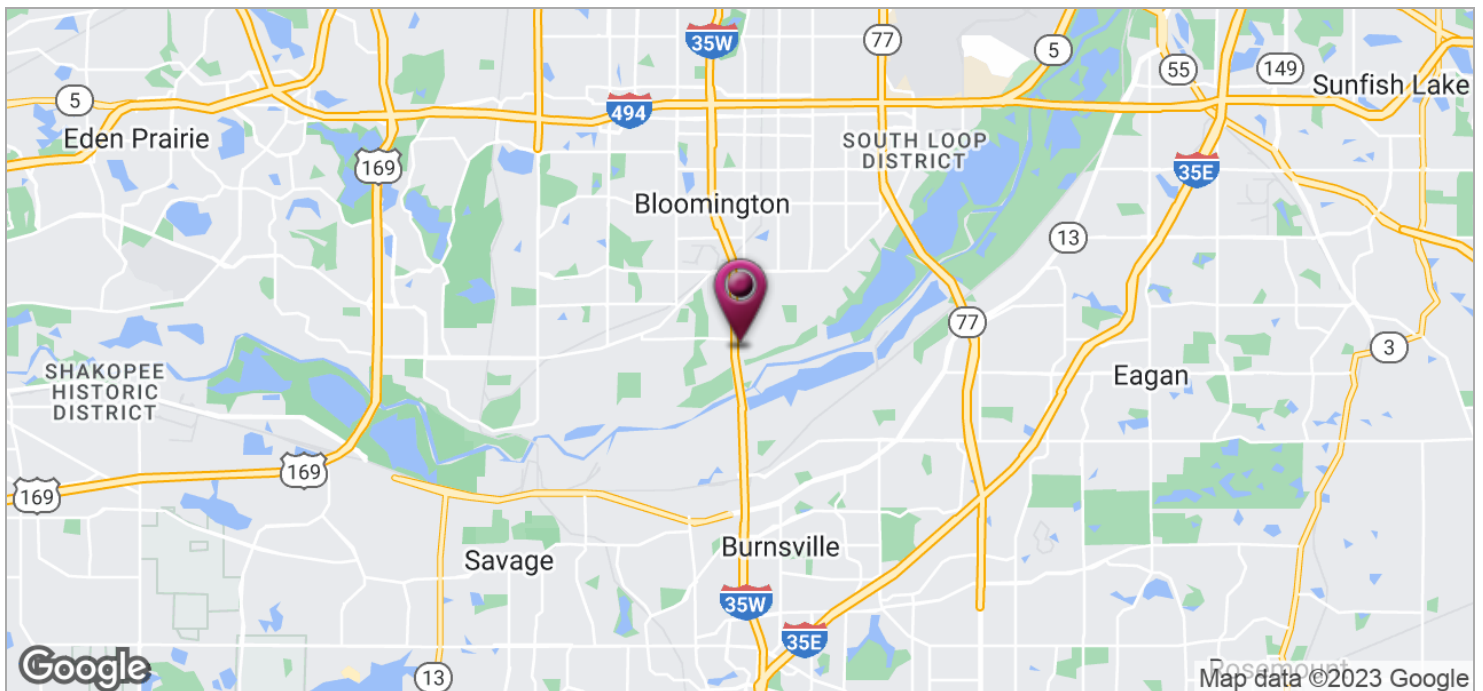
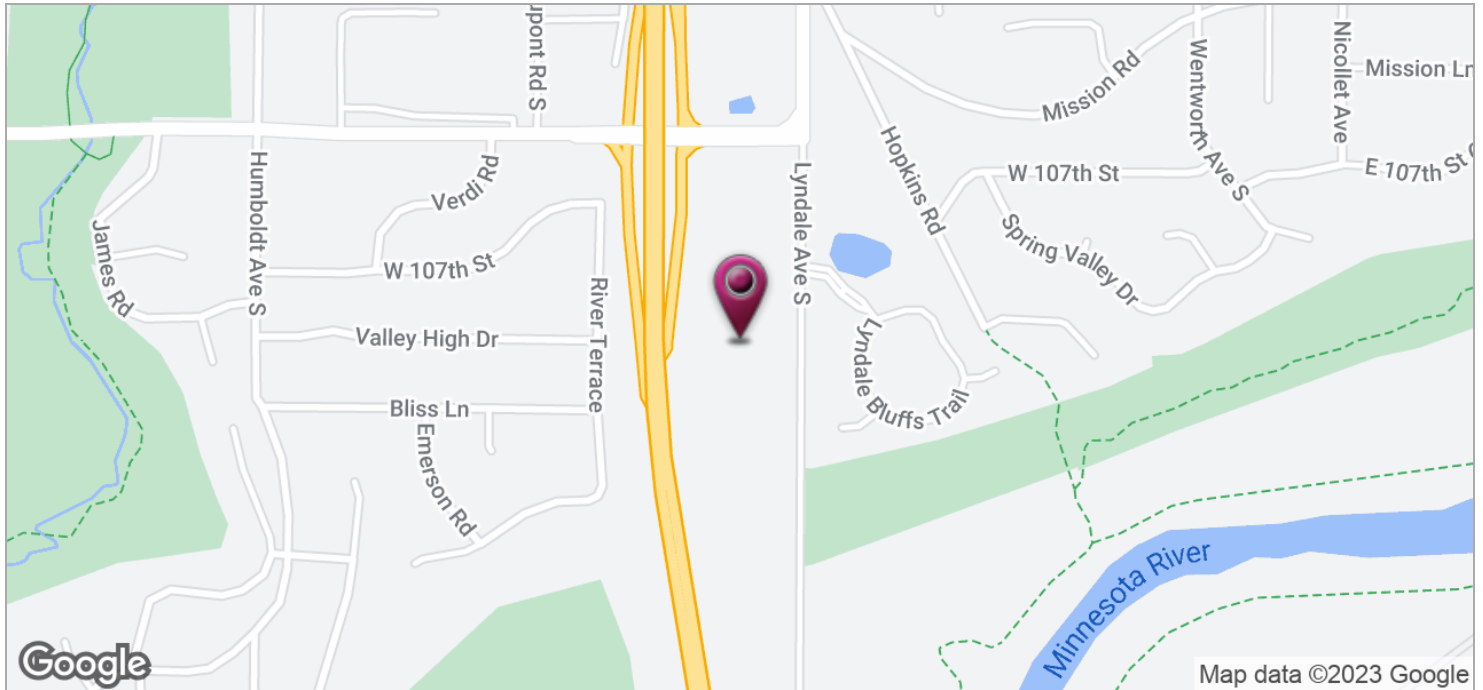
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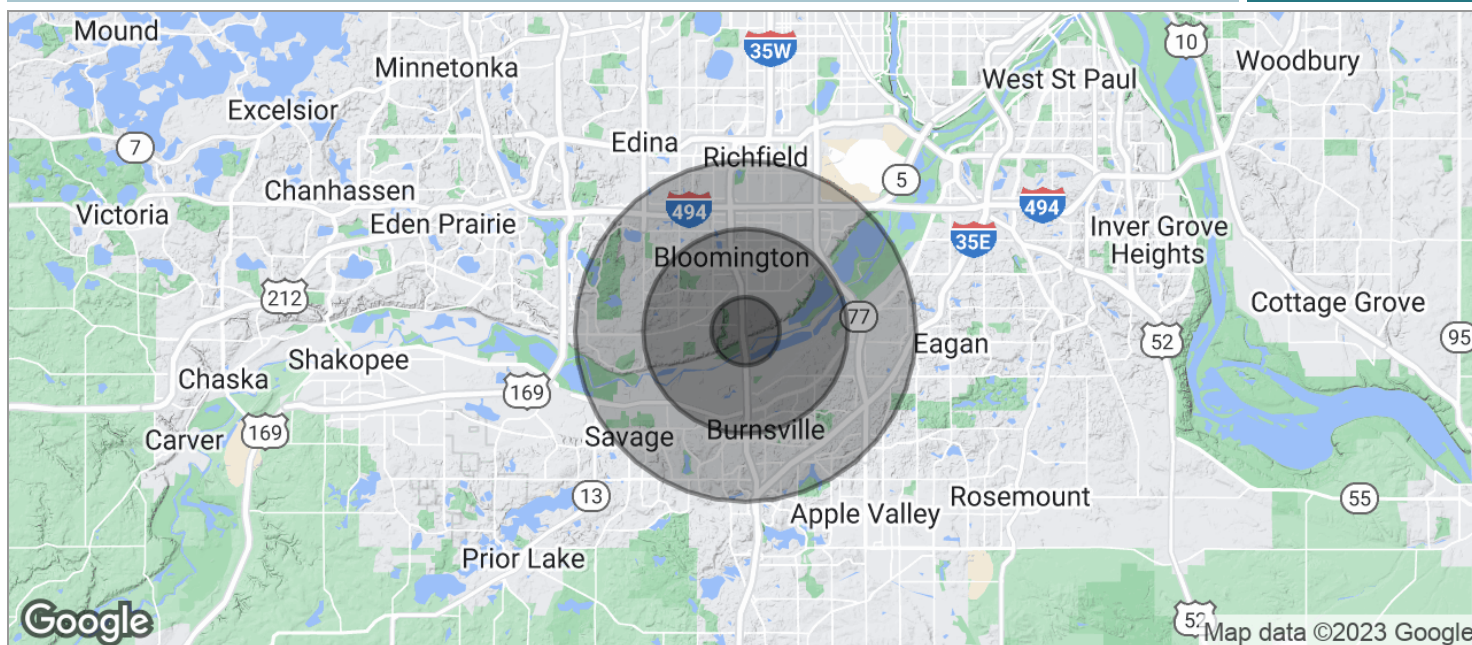
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,102	58,060	197,677
MEDIAN AGE	41.1	40.2	38.8
MEDIAN AGE (MALE)	40.4	38.3	37.3
MEDIAN AGE (FEMALE)	41.0	41.6	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,142	25,324	84,514
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$74,342	\$68,470	\$70,926
AVERAGE HOUSE VALUE	\$266,225	\$252,789	\$251,336

* Demographic data derived from 2020 ACS - US Census

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