

FOR LEASE

Owned and Operated by



Airport Business Center

7830-7890 12th Ave S, Bloomington, MN



2,837 - 24,285 SF



**LEASING INFO
& CONTACT**

Connor Ott

(612) 217-6741 / connor.ott@jll.com

Dan Larew, CCIM SIOR

(612) 217-6726 / dan.larew@jll.com

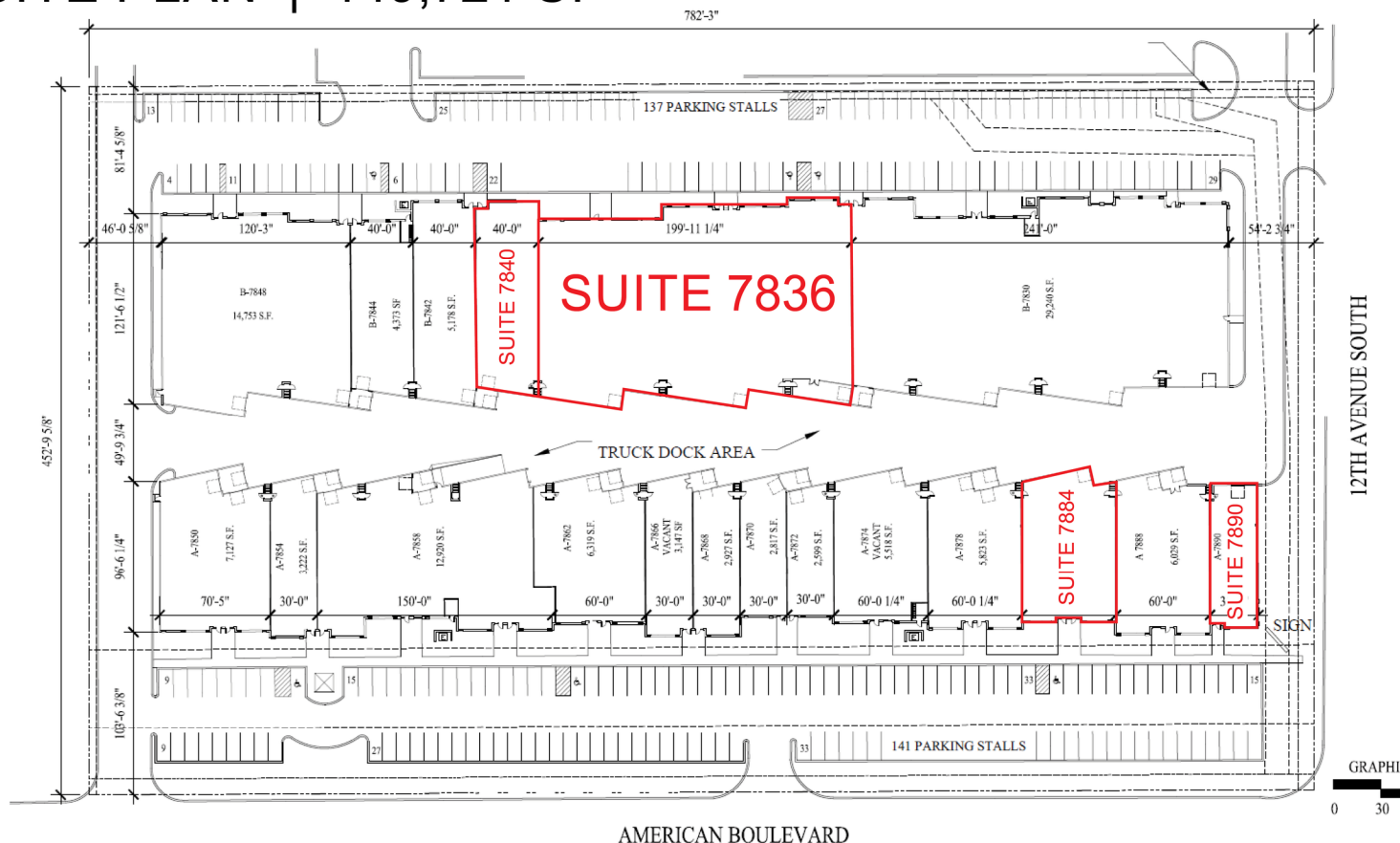
Eric Batiza, SIOR

(612) 217-5123 / eric.batiza@jll.com



This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

SITE PLAN | 149,721 SF



PROPERTY INFORMATION

Building Size	149,721 SF Total	Site Size	8.12 Acres
Clear Height	North Bldg: 15'5" South Bldg.: 13'5"	Year Built	1978
Column Spacing	38' x 30'	Zoning	FD-2
Lease Rate	Negotiable	Parking	1.19/1,000 SF
2023 Tax & CAM	\$4.83 / SF Total	Power	200A/120-280V 3P

AVAILABLE SPACE

Suite 7836	Suite 7840	Suite 7884	Suite 7890
24,285 SF Total*	5,008 SF Total	Available 9/1/2023	2,837 SF Total
19,166 SF Warehouse	4,409 SF Warehouse	2,625 SF Warehouse	1,338 SF Warehouse
4,998 SF Office	599 SF Office	2,974 SF Office	1,449 SF Office
Three (3) Dock Doors	One (1) Dock Door	One (1) Dock Door	One (1) Dock Door
			Endcap Space

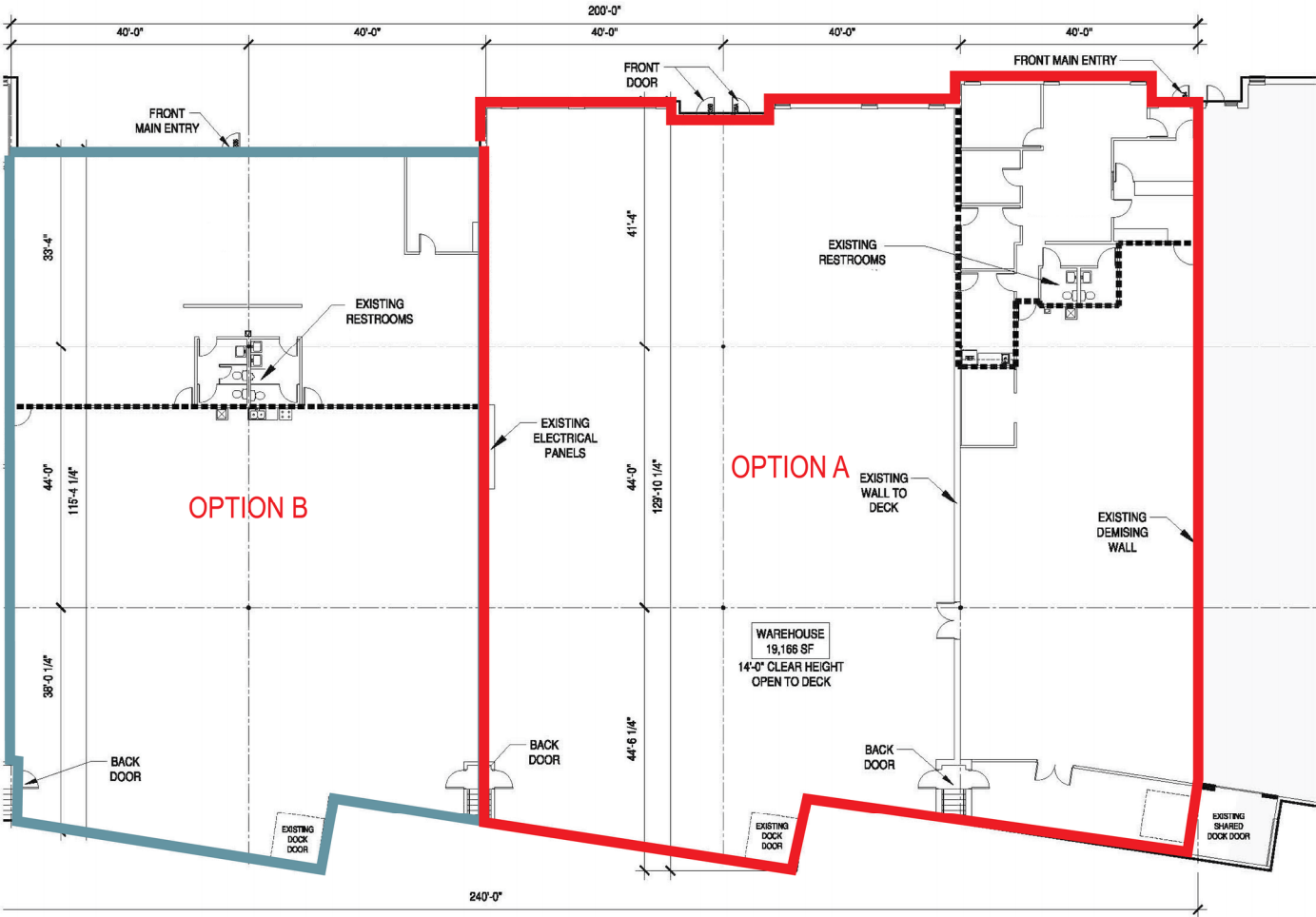
*See Divisible options on Floor Plan

Suite 7836

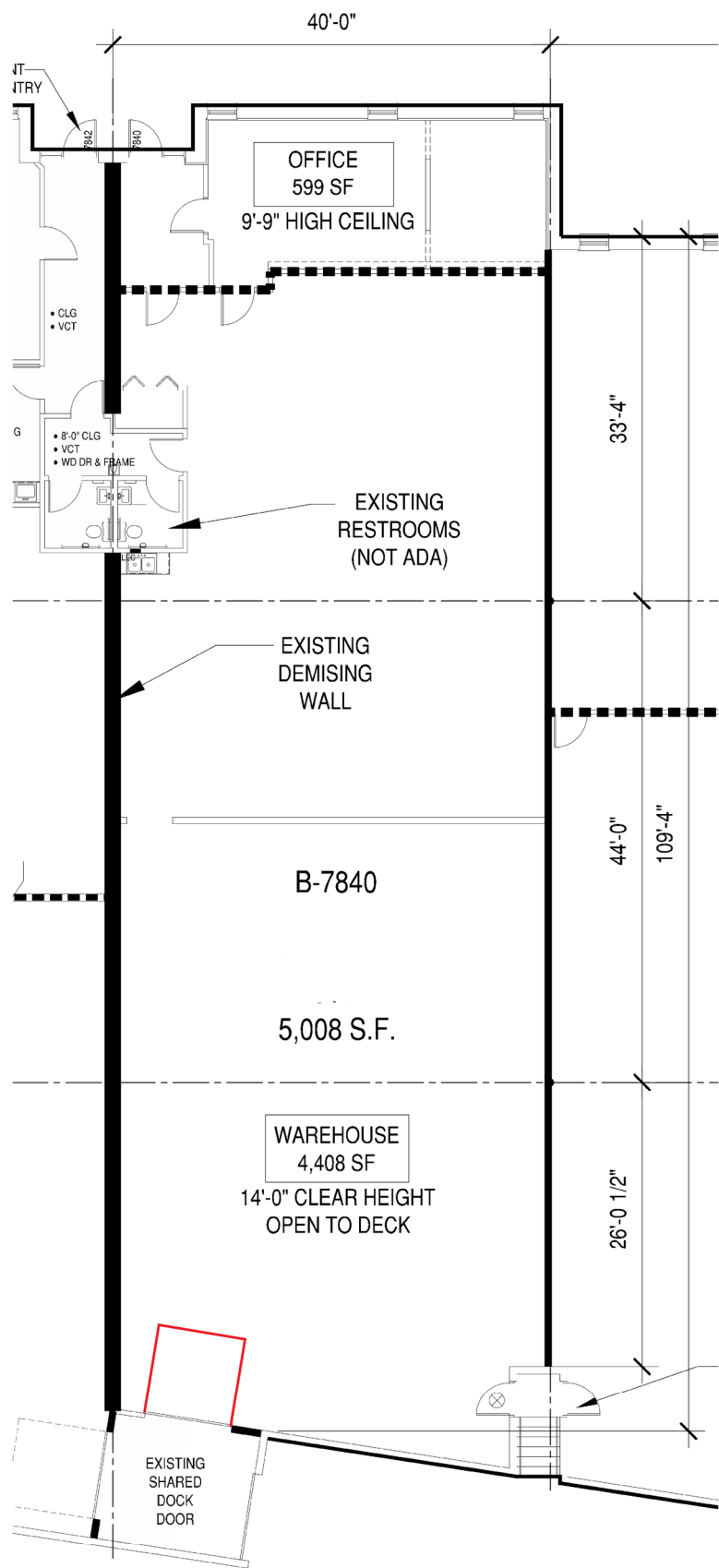
Suite 7836 A & B: 24,285 SF Total (19,166 SF Warehouse | 4,998 SF Office)
3 dock doors

Suite 7836A: 15,058 SF Total (13,571 SF Warehouse | 1,487 SF)
2 dock doors

Suite 7836B: 9,227 SF Total (5,726 SF Warehouse | 3,501 SF Office)
1 dock door

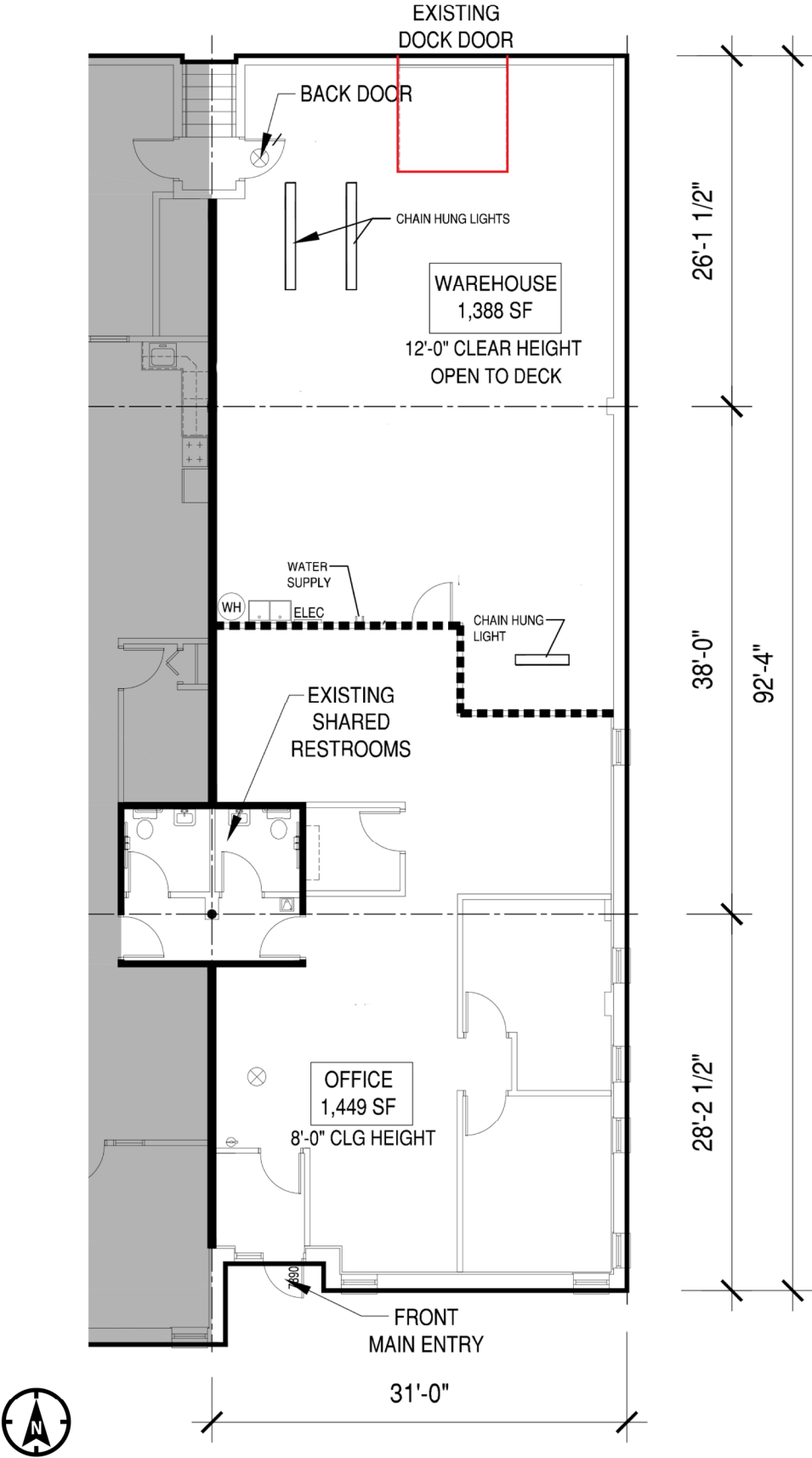


FLOOR PLAN



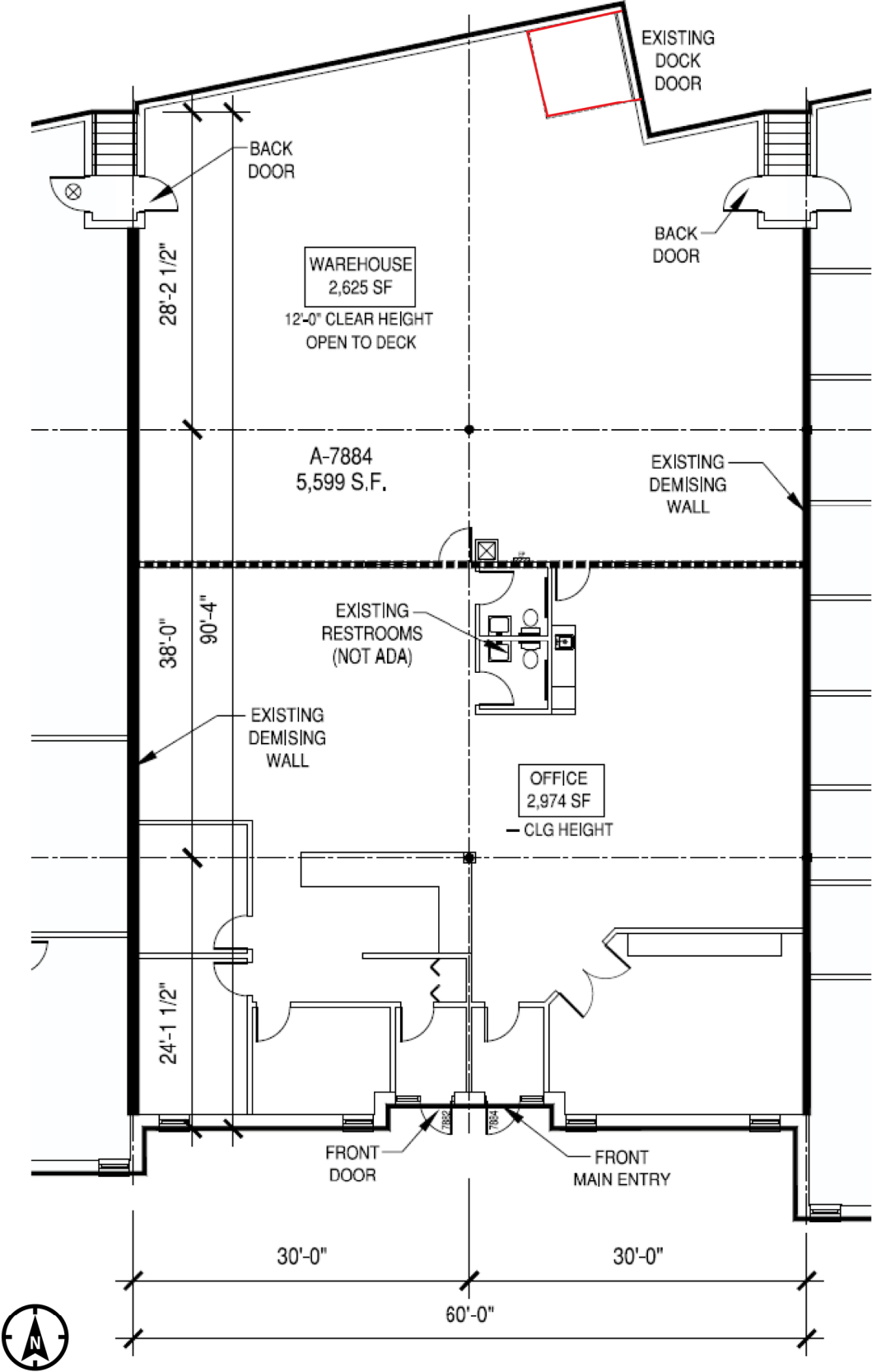
SUITE 7840
5,008 SF Total
4,409 SF Warehouse
599 SF Office
One (1) Dock Door

FLOOR PLAN

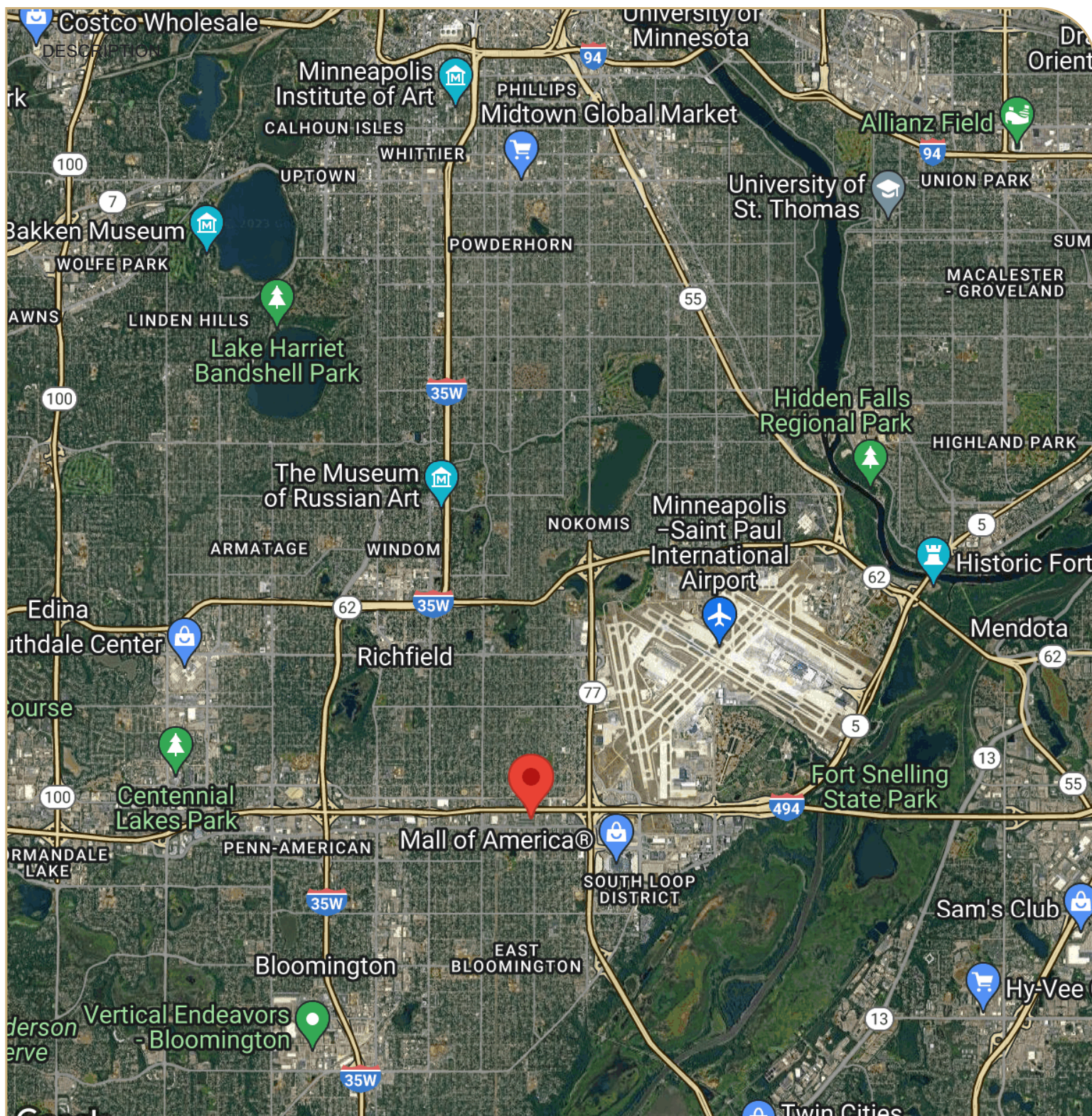


SUITE 7890
2,837 SF Total
1,338 SF Warehouse
1,449 SF Office
One (1) Dock Door
Endcap Space

FLOOR PLAN



SUITE 7884
5,599 SF Total
2,625 SF Warehouse
2,974 SF Office
One (1) Dock Door
Available 9/1/2023



Eric Batiza, SIOR
Managing Director
612-217-5123
eric.batiza@jll.com

Dan Larew, CCIM SIOR
Executive Vice President
612-217-6726
dan.larew@jll.com

Connor Ott
Vice President
612-217-6742
connor.ott@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved. JLL | 250 Nicollet Mall, Suite 1000 | Minneapolis, MN 55401