

For sublease

8001 E Bloomington Freeway, Bloomington, MN

121,870 SF

Available 1/1/2026



Property details

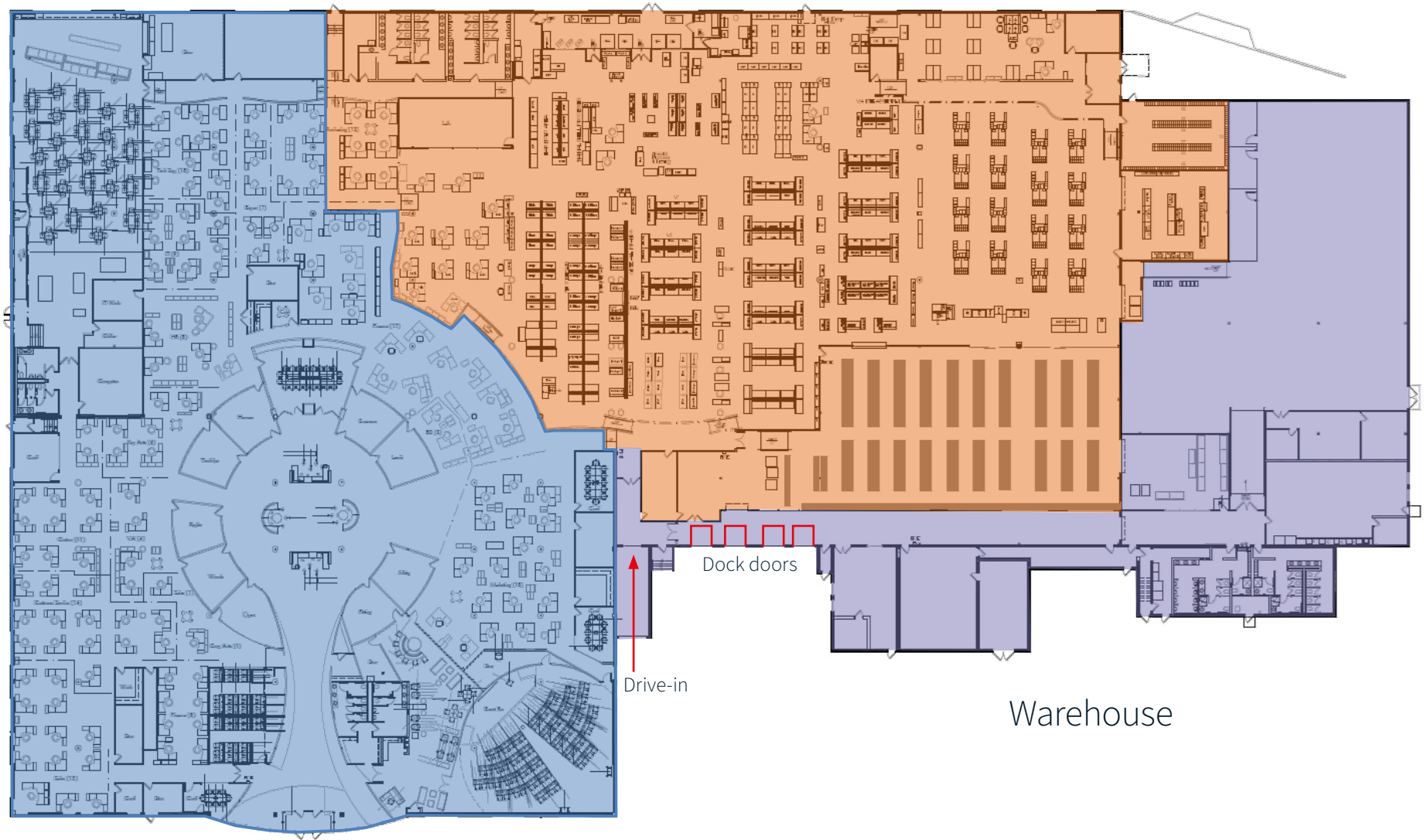
Lot size	7.77 Acres
Building SF	121,870 SF
Available SF	121,870 SF
Office SF	48,748 SF
R&D/Assembly SF	48,748 SF
Warehouse SF	24,374 SF
Year Built/Renovated	1960 / 2013
Clear height	18'
Loading	Four (4) dock doors One (1) drive-in door
Parking	448 spaces (3.7/1,000 SF)

Roof	Low slope with built-up roof (BUR) and gravel surface
HVAC	Roof top package units (RTU's) - fully air conditioned
Electrical	One 3,000amps, 277/480v and One 2,500 amps, 277/480v
Sprinklers	100% wet system
Zoning	I-3: General Industrial
Lease Rate	Negotiable
2025 Taxes	\$2.82 PSF
Date available	1/1/2026
Lease term through	12/31/2028



Floor plan

R&D/ Assembly



Office/Flex

Warehouse

Site plan

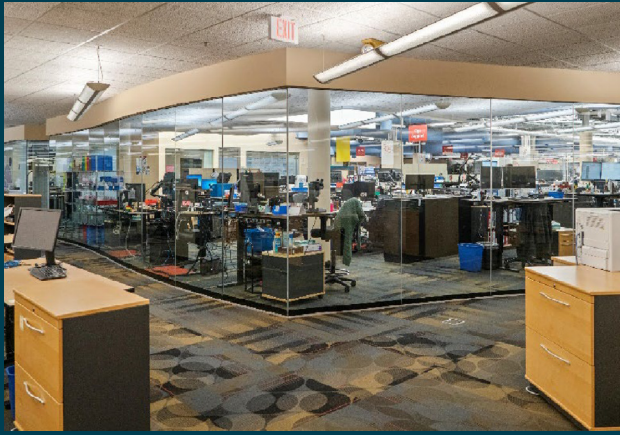


91,225 VPD
35W

15,918 VPD
American Blvd

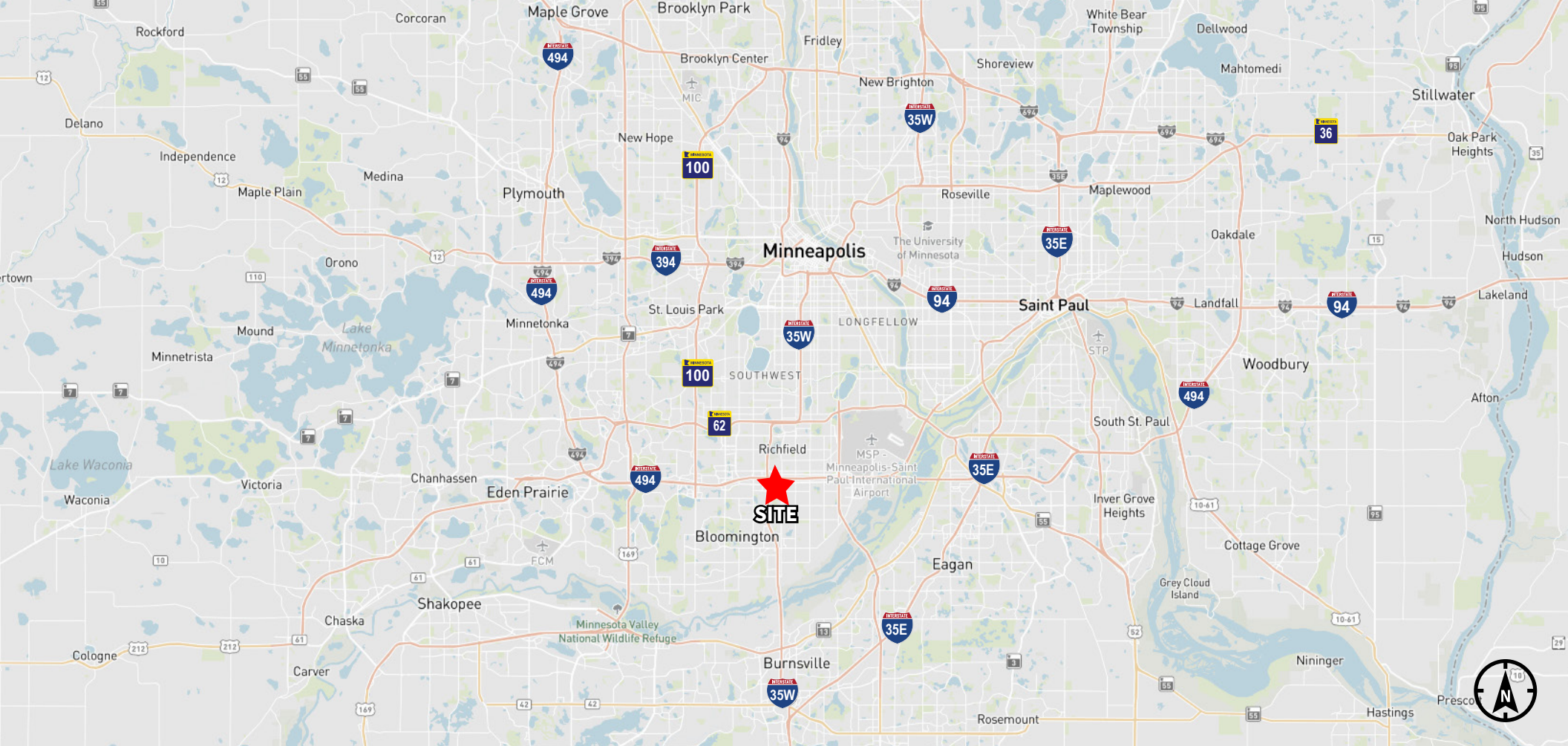
115,151 VPD
I-494

Building photos



Building photos





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