

58,116 SF Stand-Alone Industrial Building in Bloomington

9715 James Ave S | Minneapolis, MN | US | Hennepin County
Available SF: 25,201



Building Type:	Industrial
Available SF:	25,201
Total SF:	58,116
Last Updated:	Jul 4, 2025

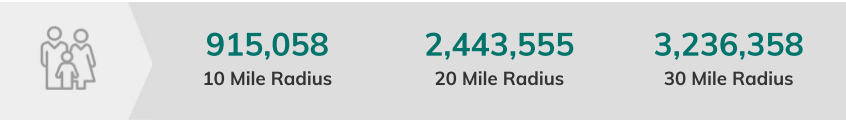
Realtor/Owner Contact

Thomas Sullivan

Property and Area Description

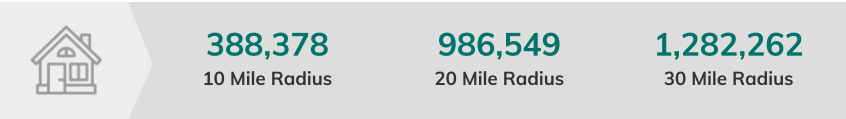
25,201 - 58,116 SF Available Great access to Interstate 35, Interstate 494 and Minneapolis/St. Paul International Airport Close proximity to area amenities PID#: 16.027.24.24.0029 Building Size: 42,043 SF Warehouse 7,402 SF 1st Floor Office 8,671 SF 2nd Floor Office/Mezzanine 58,116 SF Total Space Available: 25,201 - 58,116 SF Acres: 2.12 Acres Year Built: 1973 Clear Height: 26' Loading Docks: 4 Dock Doors Column Spacing: 23' x 56' Power: 1200 amps of 120/208 volt 3 phase HVAC: 7 roof top units, forced air Sprinkler: Yes Parking: 57 Stalls Available: Immediately 2025 Estimated Tax & CAM: \$3.55 Lease Rate: Negotiable Sale Price: Negotiable

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Utilities

Electric: Xcel

Property Images

