

FOR SALE OR LEASE

7900 CHICAGO AVE

BLOOMINGTON, MN

7900



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A SPACE THAT FITS YOUR NEEDS

7900 CHICAGO AVE
BLOOMINGTON, MN

AVAILABLE OFFICE SF
52,000

AVAILABLE WAREHOUSE SF
108,710

TOTAL AVAILABLE SF
160,710

SUBDIVISIBLE TO
80,000 SF



- AVAILABLE FOR SALE OR LEASE
- FORMER CORPORATE HQ FOR HUNT ELECTRIC
- 18' CLEAR WAREHOUSE
- CENTRALLY LOCATED IN BLOOMINGTON
- FLEXIBLE LEASE TERMS

ROCK-SOLID INFRASTRUCTURE

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7900 CHICAGO AVE, BLOOMINGTON, MN

SPACE AVAILABLE
Warehouse 108,710 SF
Office 52,000 SF
Total: 160,710 SF

PARKING

198 Existing
Expandable by 56 Stalls

PROPERTY DETAILS 7.82 AC

AVAILABLE

Q2 2025

YEAR BUILT 1964 | 1965 (addition)

FIRE PROTECTION

Wet System

SALE PRICE \$16,000,000 (\$100.00 PSF)

HVAC

Warehouse: Heated
Office: A/C

RATES
Lease Rate: Negotiable
Tax/CAM: \$2.19 PSF

CONCRETE SLAB

6"

CLEAR HEIGHT 18'

TELECOMMUNICATION

Comcast

LOADING 6 Dock Doors | 5 Drive-Ins

ELECTRIC CAPACITY

800 Amp
277/480v

ZONING FD-2 Freeway Development

COLUMN SPACING

Office: 30' x 25'
Warehouse: 35' x 35'

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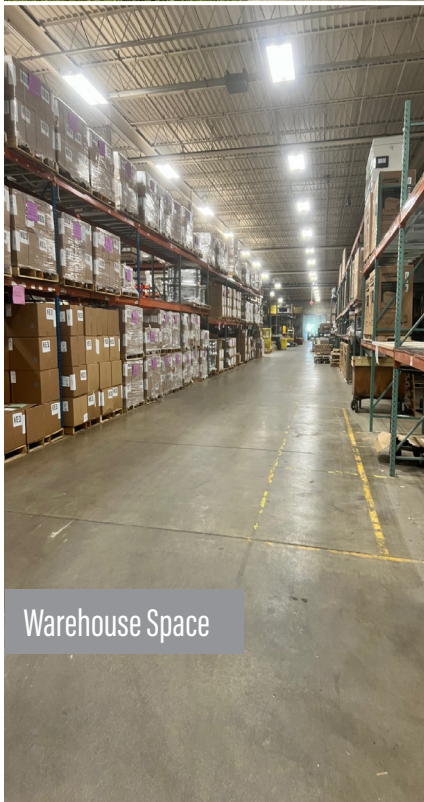
Outdoor Picnic Area



Reception



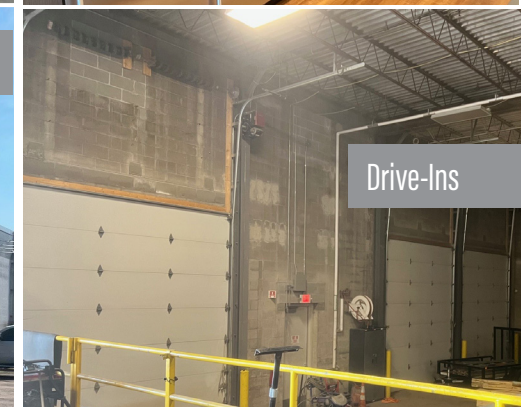
Coffee Station



Warehouse Space



6 Dock Doors | 5 Drive-Ins



Drive-Ins



77 Person Training Room



Fitness Center



Office Space

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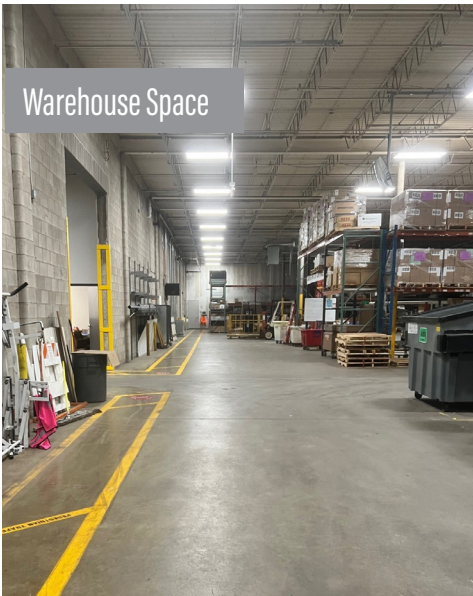
Dock Doors



Large Conference Room



Drive-Ins



Warehouse Space



Dock Doors



Break Room

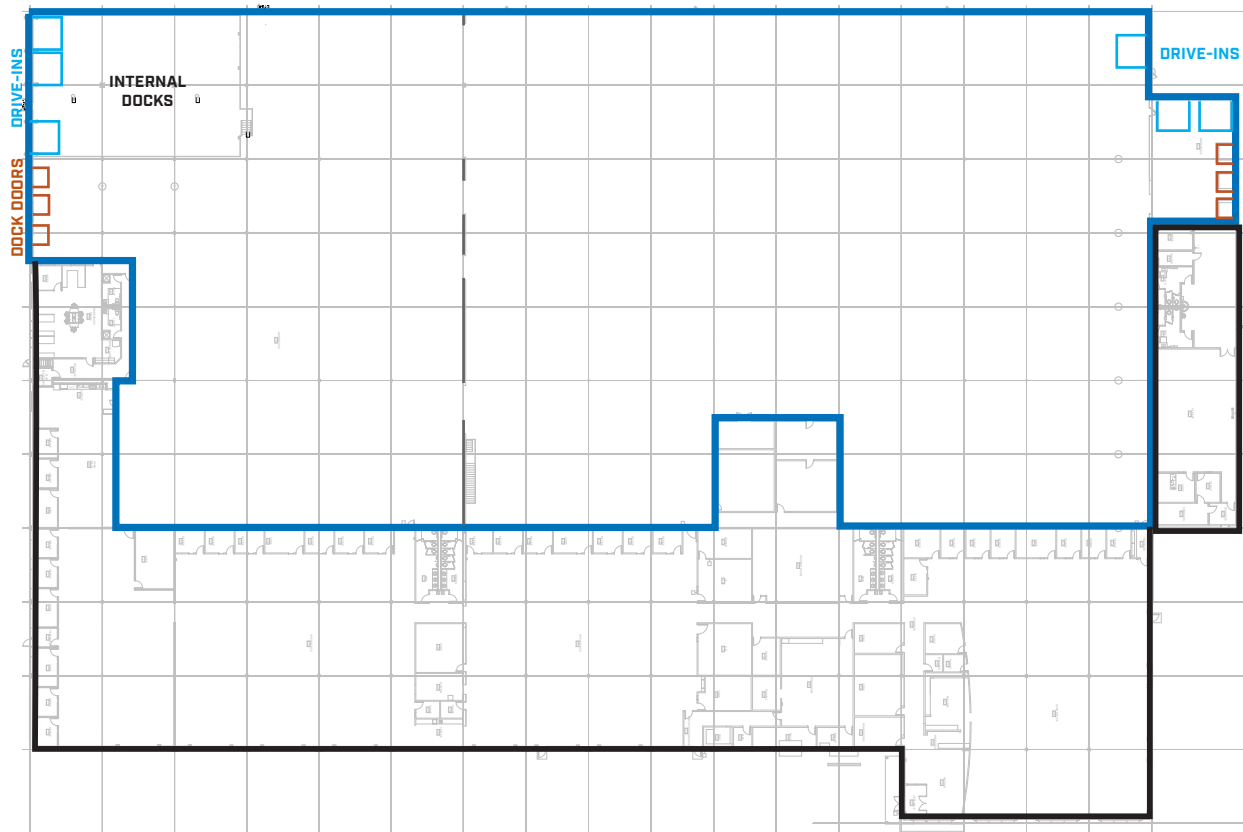


Small Conference Room

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FLOOR PLAN



WAREHOUSE: 108,710 SF
OFFICE: 52,000 SF
TOTAL: 160,710 SF

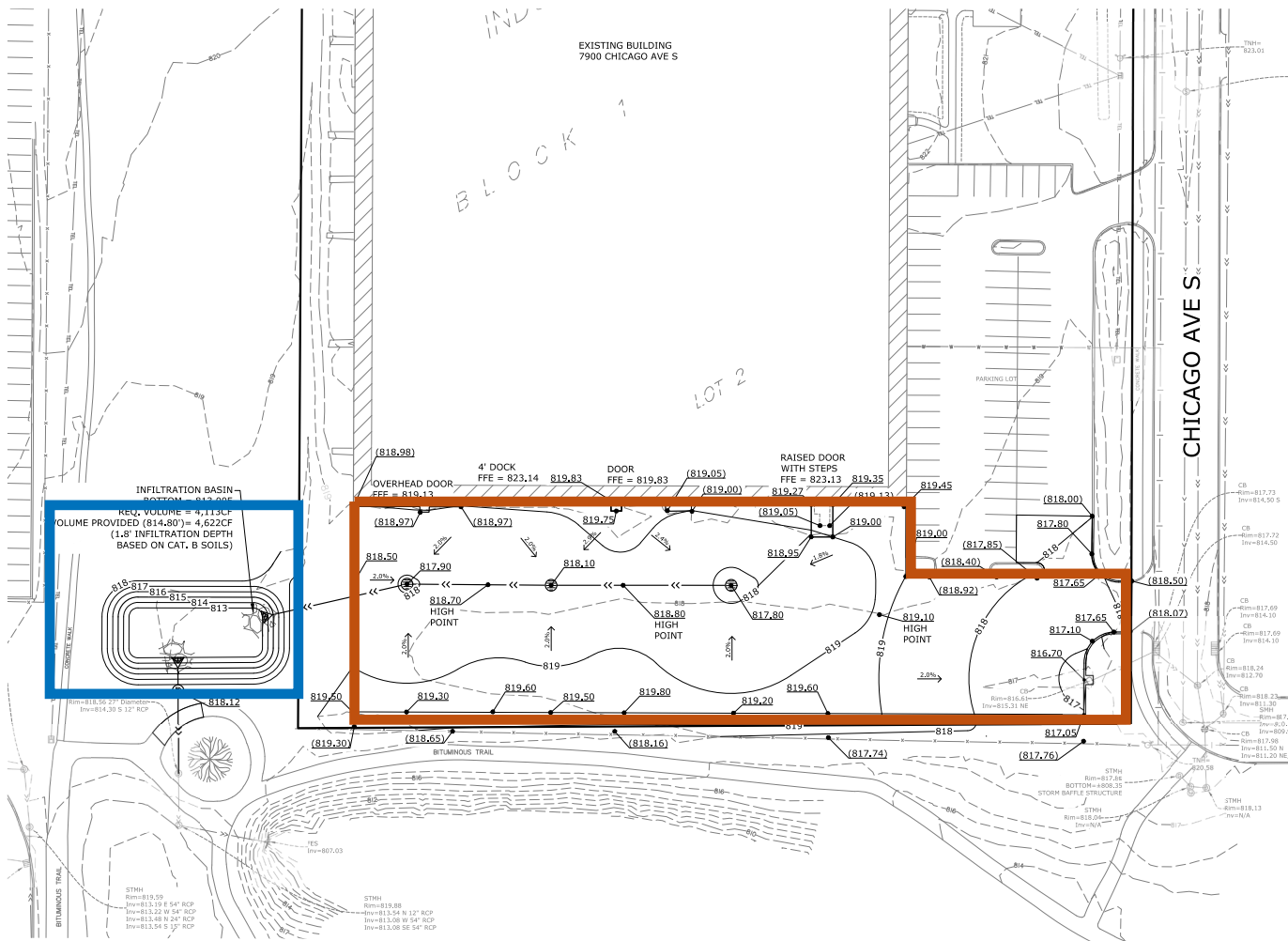
-  OFFICE
-  WAREHOUSE



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GRADING PLAN



 **LAND ACQUISITION FROM EXCEL ENERGY FOR STORM WATER POND AND PARKING EXPANSION**

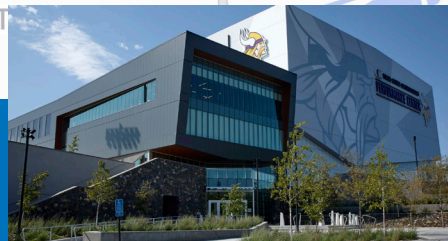
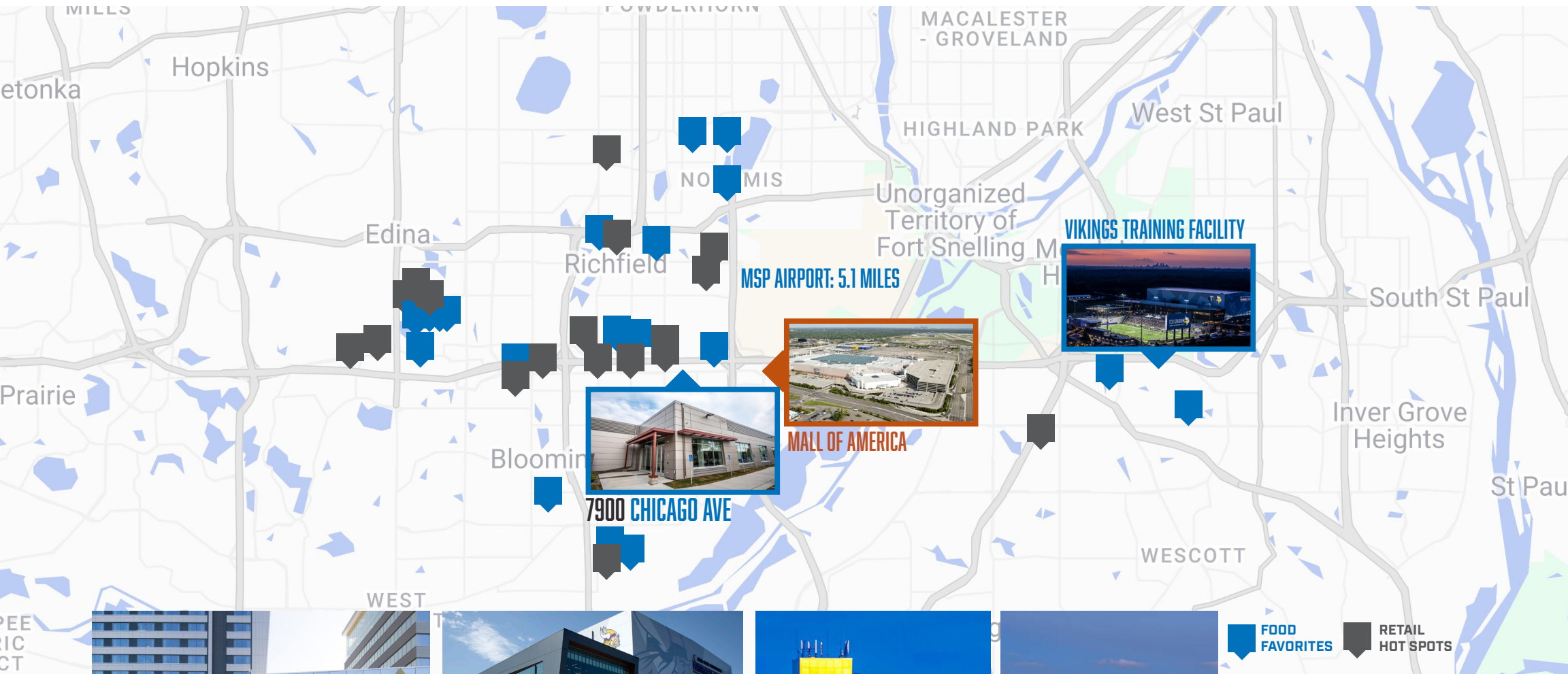
 **PARKING EXPANSION**



AMENITIES

7900 CHICAGO AVE

BLOOMINGTON, MN



FOOD FAVORITES **RETAIL HOT SPOTS**

WITHIN 5 MILES:

647 UNFORGETTABLE RESTAURANTS
32 CAFFEINE PACKED COFFEE SHOPS
1,312 CONVENIENT RETAIL SHOPS

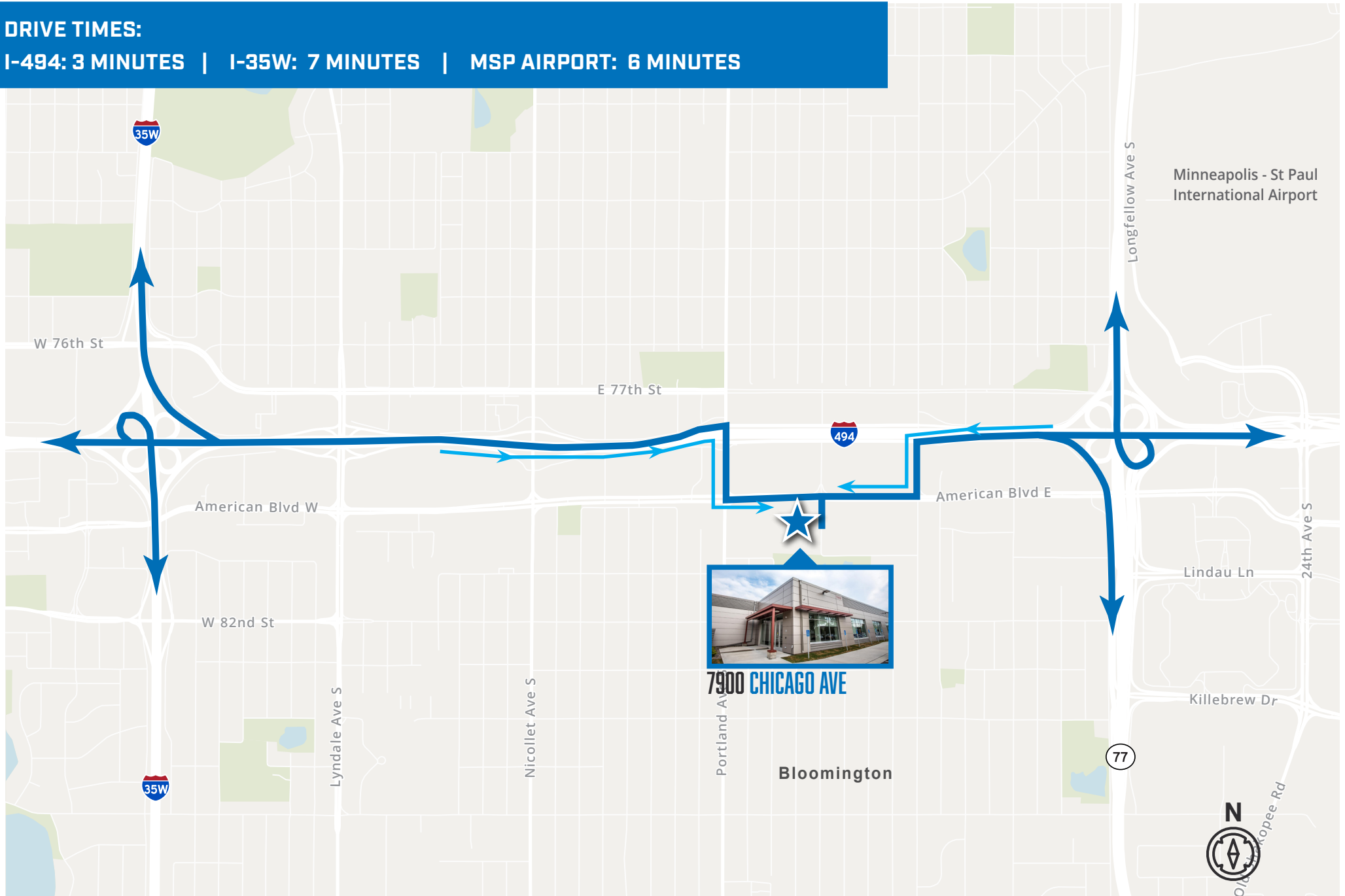
HIGHWAY ACCESS

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DRIVE TIMES:

I-494: 3 MINUTES | I-35W: 7 MINUTES | MSP AIRPORT: 6 MINUTES









A STRONG ECONOMY

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BLOOMINGTON, MN

Minnesota ranks as the #1 best state for small business owners [knuffman.org] with Minneapolis-St. Paul ranking 3rd for business startups [business.org]. Minnesota is considered in the Top 10 states with the brightest economic future [Fast Company] and the tech sector accounts for an estimated \$28 billion of the overall Minnesota economy [CompTIA Cyberstates]. Overall, Minnesota, and even more specifically, the Twin Cities, are a fantastic place to plant roots for a business, big or small.

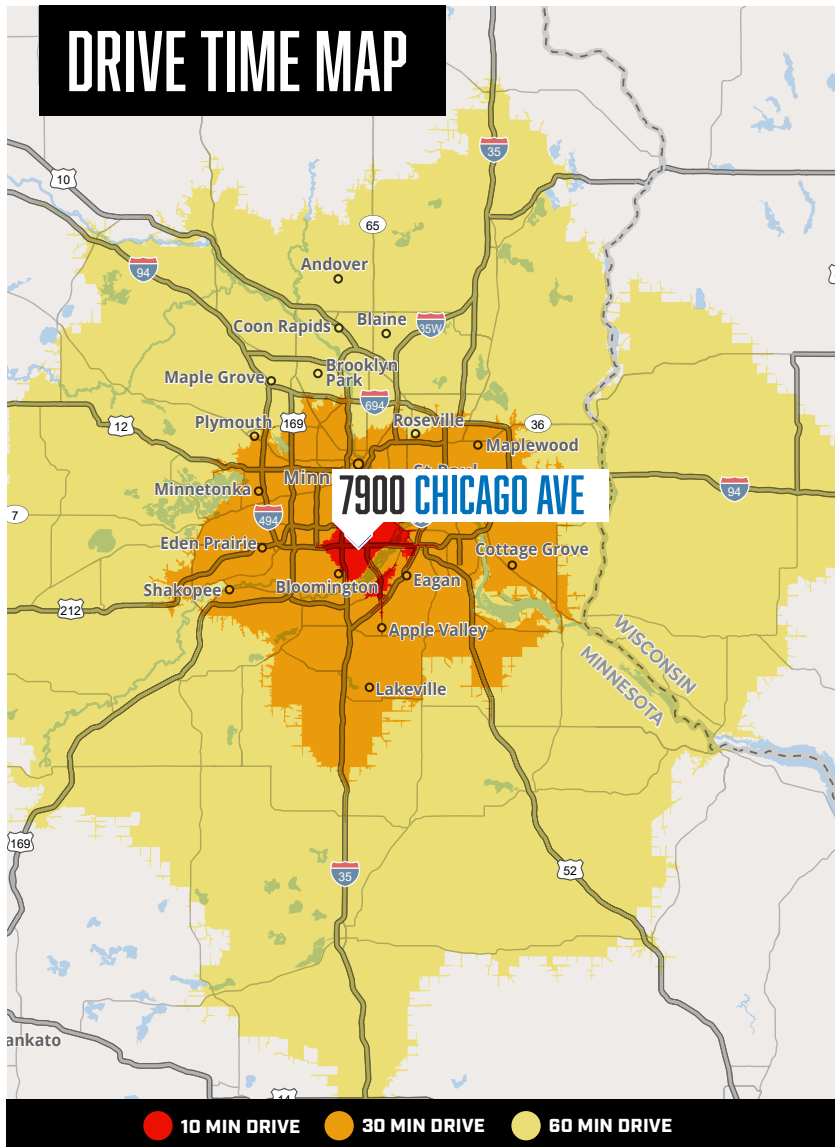


COMPARABLE MARKETS

	 MINNEAPOLIS/ ST. PAUL	 CHICAGO	 COLUMBUS	 DETROIT	 ST. LOUIS	 DENVER
UNEMPLOYMENT RATE	4.0%	5.7%	3.2%	5.1%	3.4%	2.5%
MEDIAN HOUSEHOLD INCOME	\$89,972	\$80,564	\$75,464	\$69,898	\$73,017	\$94,899
AVERAGE HOME VALUE	\$415,355	\$357,638	\$306,286	\$284,665	\$285,007	\$612,961
BACHELOR'S DEGREE OR HIGHER	46%	42.0%	41.0%	35.0%	38.0%	49.0%
MEAN WORK COMMUTE	25.2 min	31.3 min	24.1 min	26.7 min	25.5 min	27.7 min
EMPLOYMENT BY INDUSTRY (industrial Employment)	18.4%	20.2%	19.6%	22.7%	19.6%	17.0%

STRONG LABOR POOL

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MARKET PROFILE

86,580
BLOOMINGTON
POPULATION

0.3%
BLOOMINGTON
PROJECTED POPULATION
GROWTH (23-28)

-17.7%
GROWTH IN RESIDENT
WORKERS - SOUTHEAST

7.621
RESIDENT WORKERS IN
THE SOUTHEAST

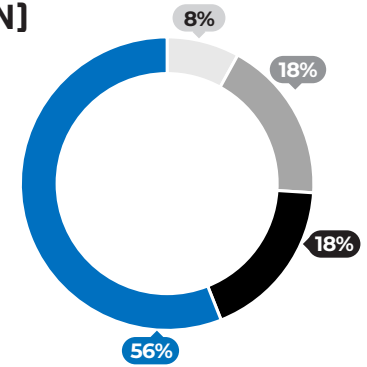
EDUCATION (BLOOMINGTON)

8% NO HIGH SCHOOL
DIPLOMA

18% HIGH SCHOOL
GRADUATE

18% SOME COLLEGE

56% BACHELOR'S / GRAD
/ PROFESSIONAL
DEGREE



INDUSTRIAL WORK FORCE

MANUFACTURING/WAREHOUSE

LOGISTICS

OTHER

15%

48%

37%

3.7%
UNEMPLOYMENT
RATE

INCOME

\$83,973 MEDIAN
HOUSEHOLD INCOME

\$49,883 PER CAPITA
INCOME

BLOOMINGTON HOUSING



16,324
MULTI-FAMILY
UNITS

367
TOTAL UNITS MULTI-
FAMILY UNITS UNDER
CONSTRUCTION 2023

2.27
AVERAGE
HOUSEHOLD
SIZE



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