

AVAILABLE NOW - FOR SALE OR LEASE

7900 CHICAGO AVE

BLOOMINGTON, MN



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 **TRANSWESTERN**
REAL ESTATE
SERVICES

A SPACE THAT FITS **YOUR NEEDS**

7900 CHICAGO AVE
BLOOMINGTON, MN

AVAILABLE OFFICE SF
43,890

AVAILABLE WAREHOUSE SF
108,710

TOTAL AVAILABLE SF
152,600

SUBDIVISIBLE TO
54,700 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

7900 CHICAGO AVE
BLOOMINGTON, MN

7900 CHICAGO AVE, BLOOMINGTON, MN

BUILDING SIZE	Warehouse	108,710 SF	SPACE AVAILABLE	54,700 SF - 152,600 SF
	Office	43,890 SF		
	Total:	152,600 SF		
PARCEL SIZE	7.82 AC		PARKING	198 Existing Expandable by 56 Stalls
YEAR BUILT	1964 1965 (addition)		FIRE PROTECTION	Wet System
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	30' x 25'
ROOF AGE	2020		SOLAR	155KW Array
RATES	Lease Rate:	Negotiable	CONCRETE SLAB	6"
	Tax/CAM:	\$5.38 PSF (2025)		
SALE PRICE	\$15,200,000 (\$100.00 PSF)		HVAC	Warehouse: Heated Office: A/C

A SPACE THAT FITS YOUR NEEDS

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BLOOMINGTON, MN



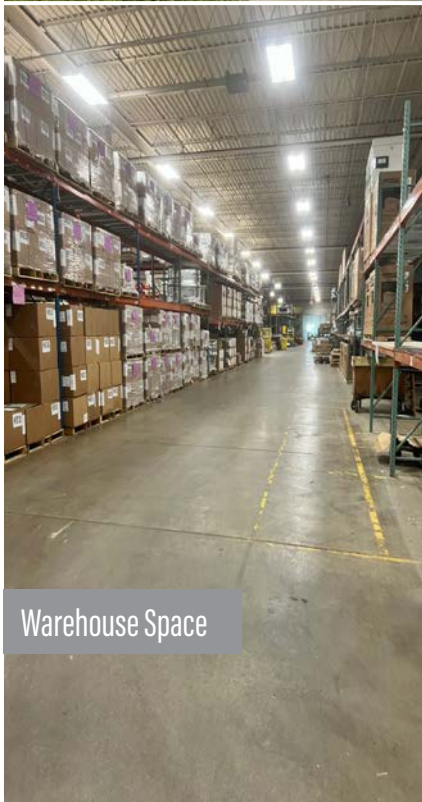
Outdoor Picnic Area



Reception



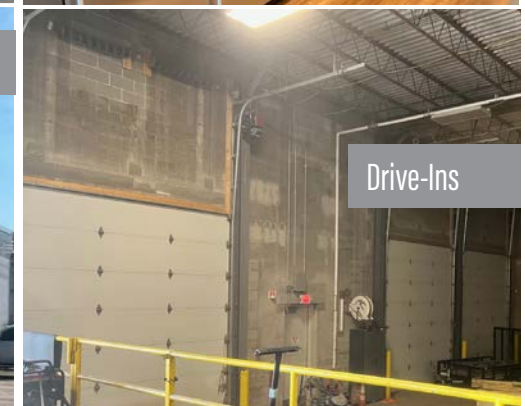
Coffee Station



Warehouse Space



6 Dock Doors | 5 Drive-Ins



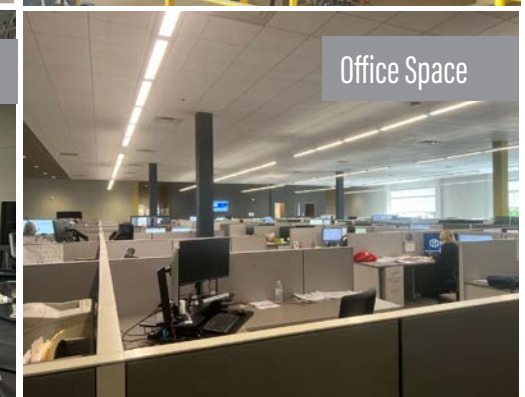
Drive-Ins



77 Person Training Room



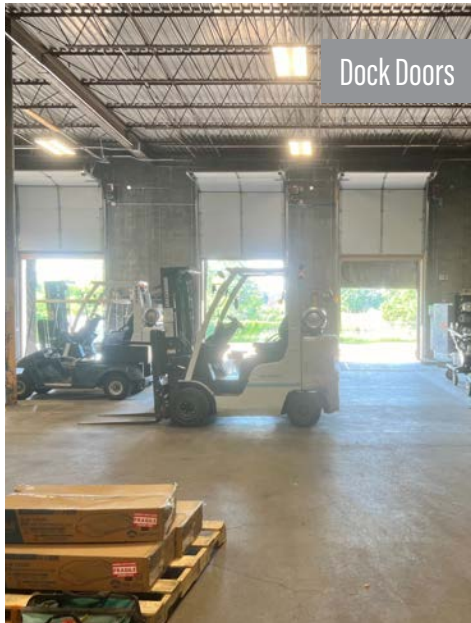
Fitness Center



Office Space

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Dock Doors



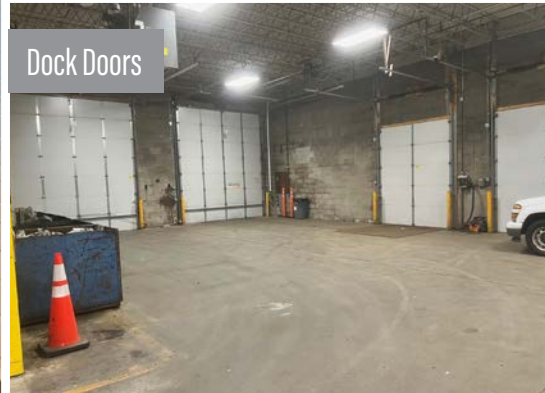
Large Conference Room



Drive-Ins



Warehouse Space



Dock Doors



Break Room

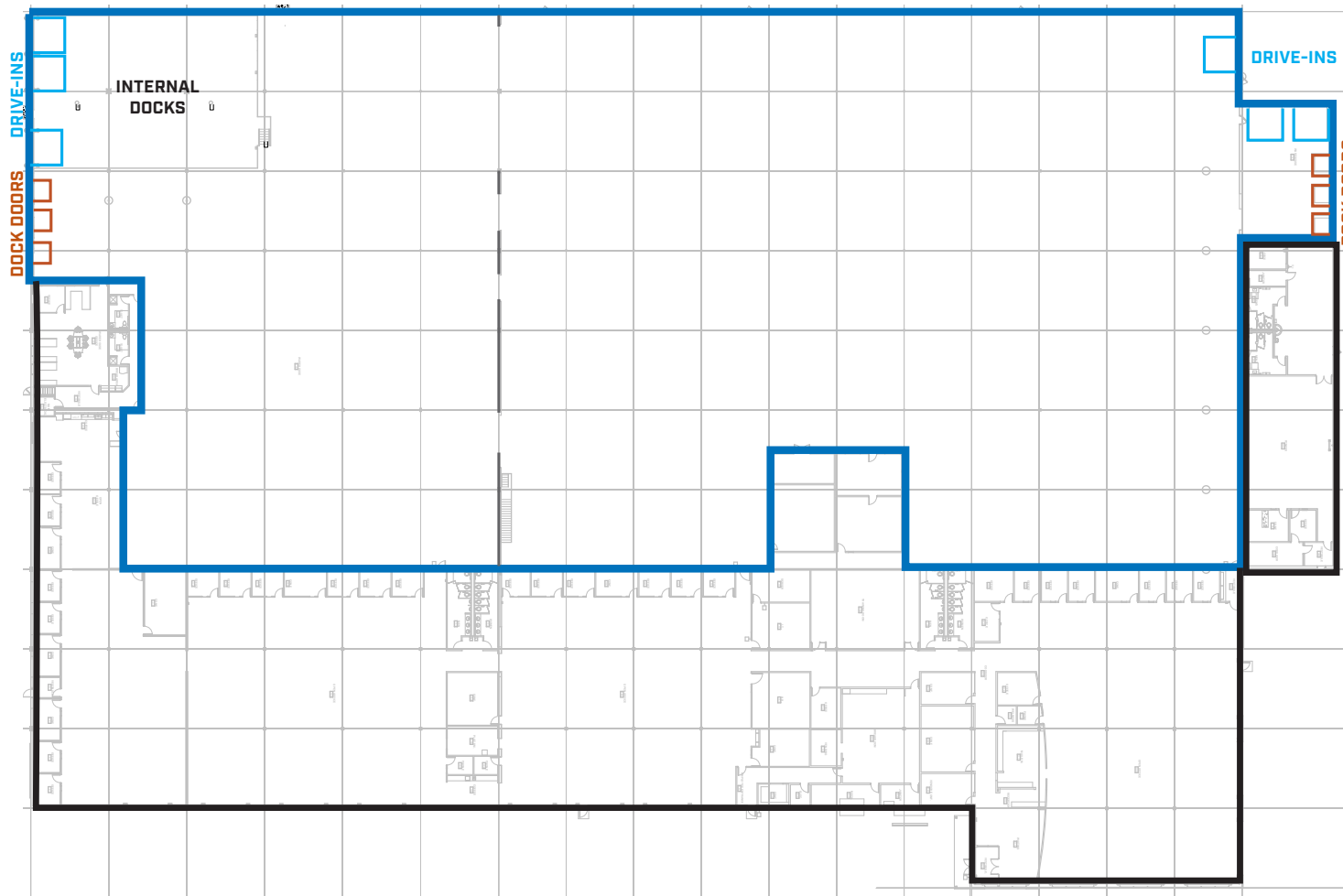


Small Conference Room

A SPACE THAT FITS YOUR NEEDS

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BLOOMINGTON, MN

FLOOR PLAN



WAREHOUSE: 108,710 SF
OFFICE: 43,890 SF
TOTAL: 152,600 SF

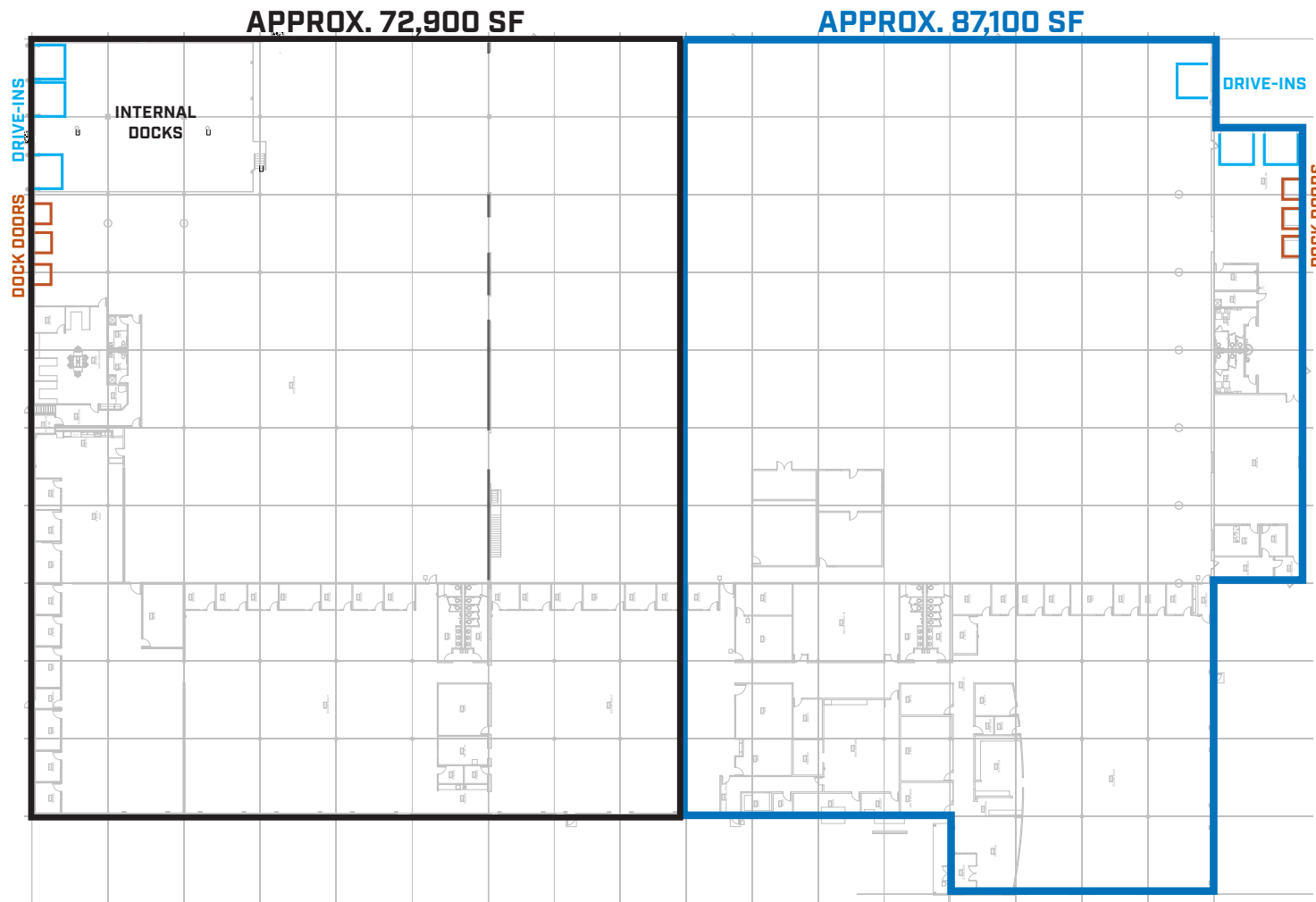


EXAMPLE FLOOR PLAN

72K & 87K SF

7900 CHICAGO AVE
BLOOMINGTON, MN

FLOOR PLAN



- APPROX. 72,900 SF
3 DOCKS | 3 DRIVE-INS
- APPROX. 87,100 SF
3 DOCKS | 3 DRIVE-INS

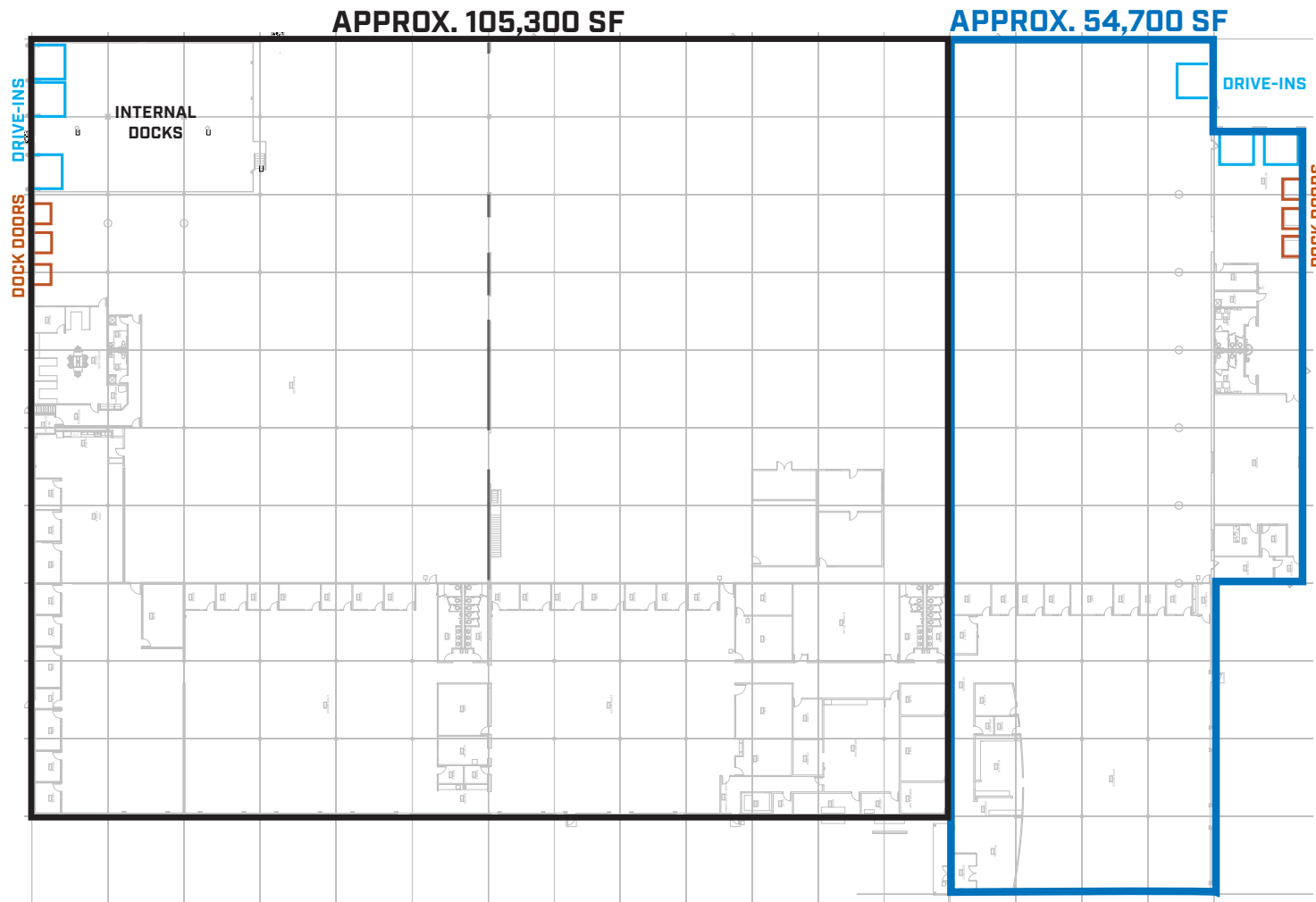


EXAMPLE FLOOR PLAN

105K & 54K SF

7900 CHICAGO AVE
BLOOMINGTON, MN

FLOOR PLAN



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The site plan illustrates the proposed stormwater management system for Block 1, Lot 2, located at 7900 Chicago Ave S. Key features include:

- Infiltration Basins:** Two basins are shown. One is highlighted in blue with a required volume of 4,113 CF and a provided volume of 4,622 CF based on CAT. B soils. Another basin is highlighted in orange.
- Structures:** Includes an overhead door (FFE = 819.13), a dock (FFE = 823.14), a door (FFE = 819.83), and a raised door with steps (FFE = 823.13).
- Elevations:** Numerous spot elevations are provided throughout the site, ranging from 816.50 to 823.01.
- Flow Paths:** Arrows indicate the direction of water flow from various points across the lot.
- Other Features:** A parking lot, a bituminous trail, and a storm water structure are also depicted.

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

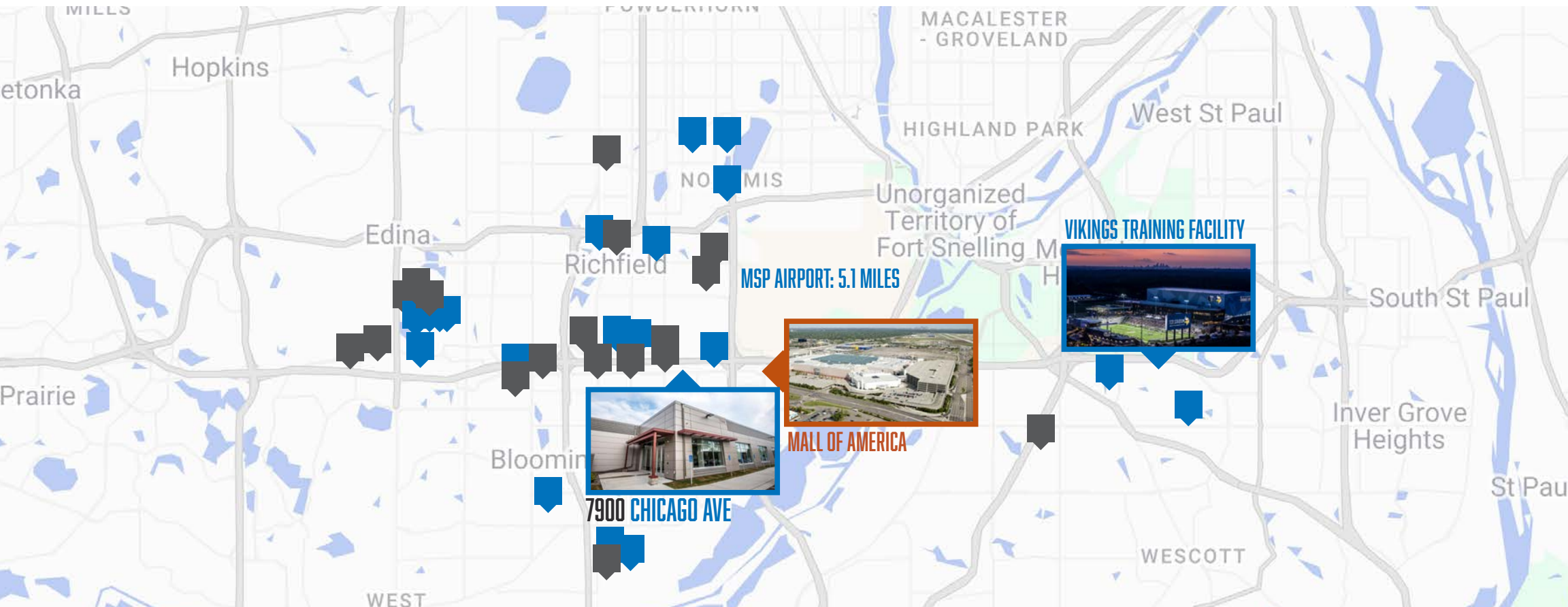
PARKING EXPANSION



AMENITIES

7900 CHICAGO AVE

BLOOMINGTON, MN



 **FOOD FAVORITES**  **RETAIL HOT SPOTS**

WITHIN 5 MILES:

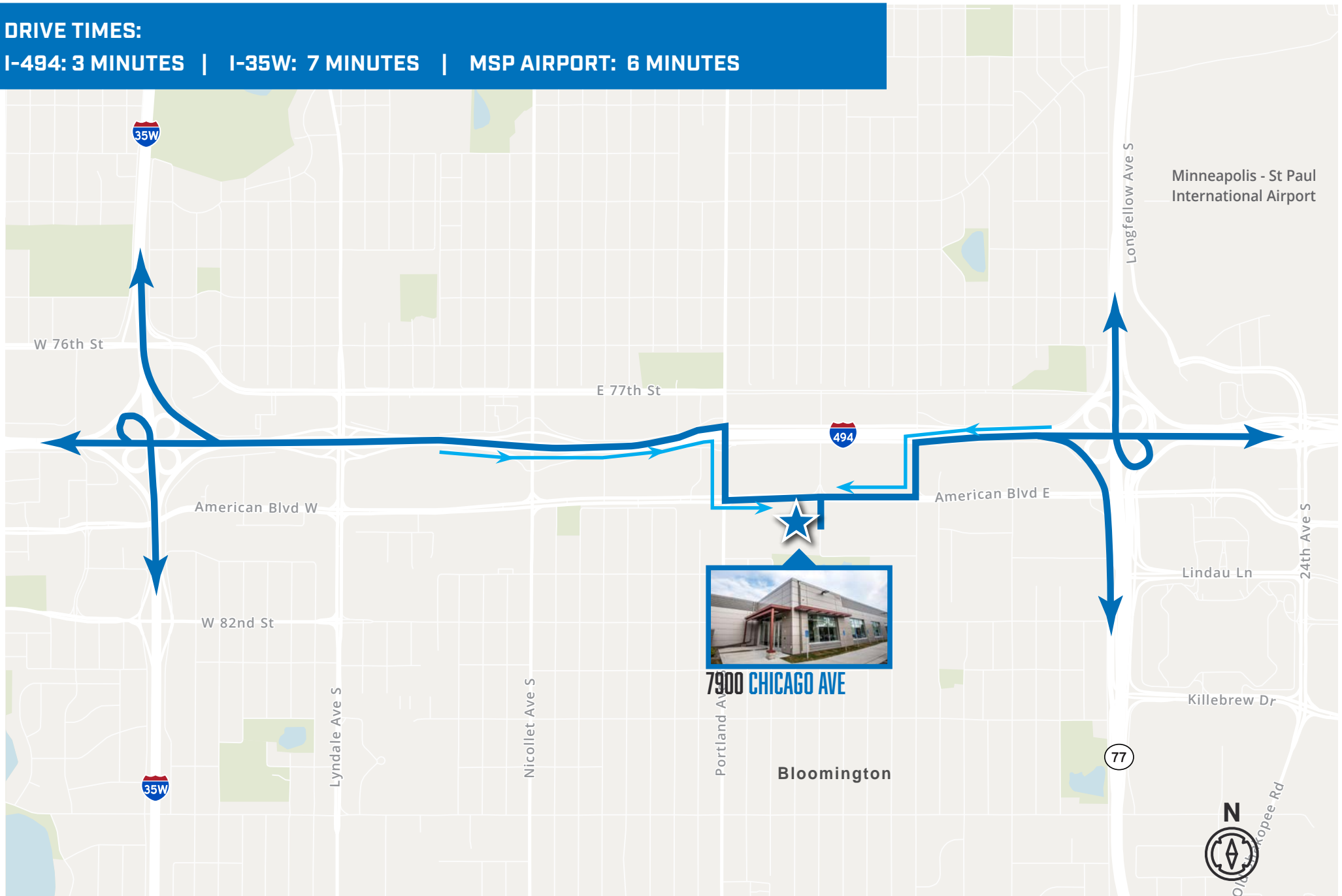
647 UNFORGETTABLE RESTAURANTS
32 CAFFEINE PACKED COFFEE SHOPS
1,312 CONVENIENT RETAIL SHOPS

HIGHWAY ACCESS

7900 CHICAGO AVE
BLOOMINGTON, MN

DRIVE TIMES:

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




A STRONG ECONOMY

7900 CHICAGO AVE
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.

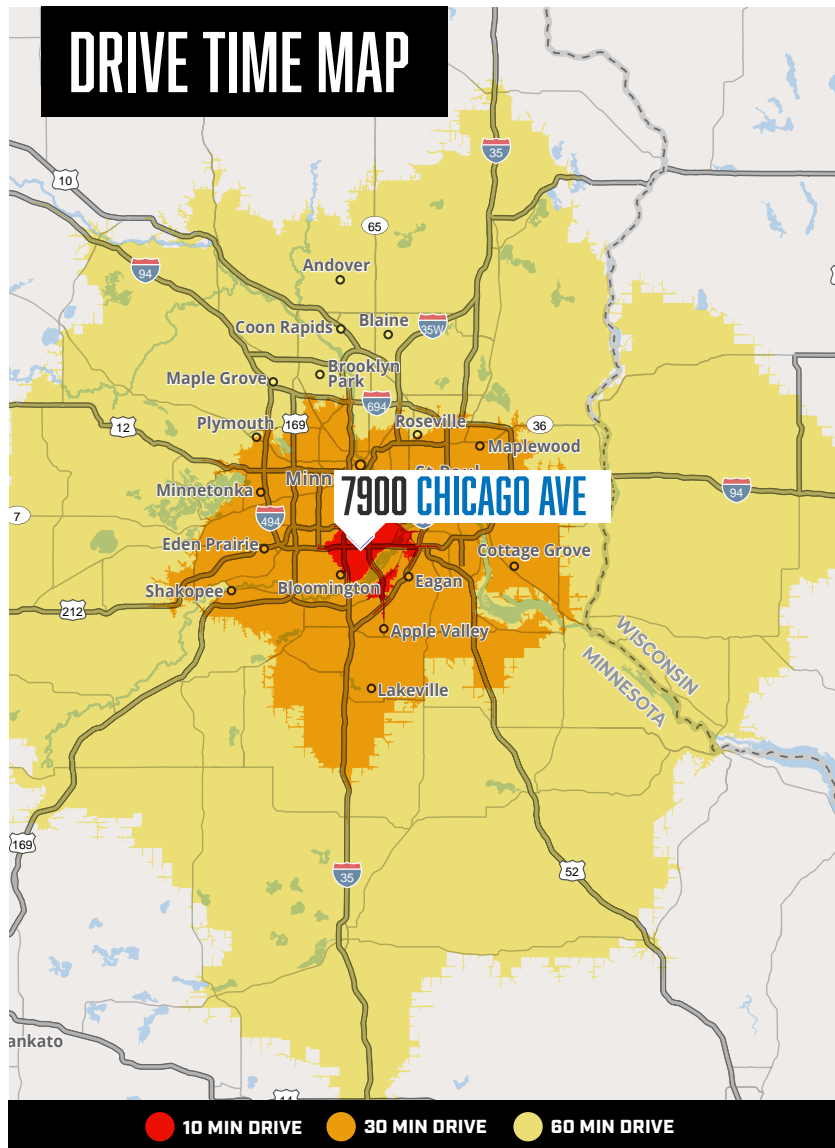


COMPARABLE MARKETS

	 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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BLOOMINGTON, MN



MARKET PROFILE

86,580
BLOOMINGTON
POPULATION

-17.7%
GROWTH IN RESIDENT
WORKERS - SOUTHEAST

0.3%
BLOOMINGTON
PROJECTED POPULATION
GROWTH (23-28)

7.621
RESIDENT WORKERS IN
THE SOUTHEAST

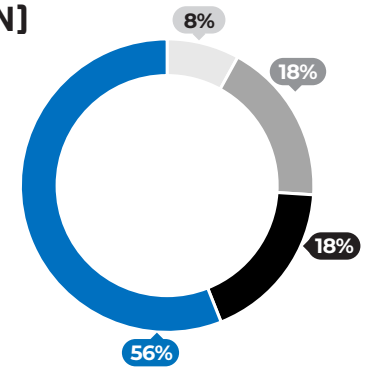
EDUCATION (BLOOMINGTON)

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 PROFILE



16,324
MULTI-FAMILY
UNITS

367
TOTAL UNITS MULTI-
FAMILY UNITS UNDER
CONSTRUCTION 2023

2.27
AVERAGE
HOUSEHOLD
SIZE



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