

FOR SALE/LEASE

Office - Warehouse Facility
Bloomington, Minnesota



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999 AMERICAN BOULEVARD EAST BUILDING

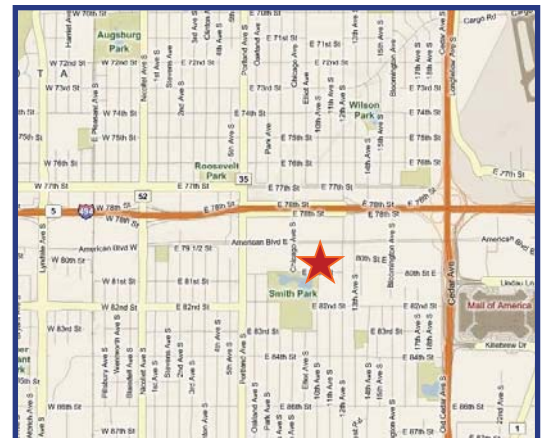
999 American Boulevard East
Bloomington, Minnesota

FEATURES:

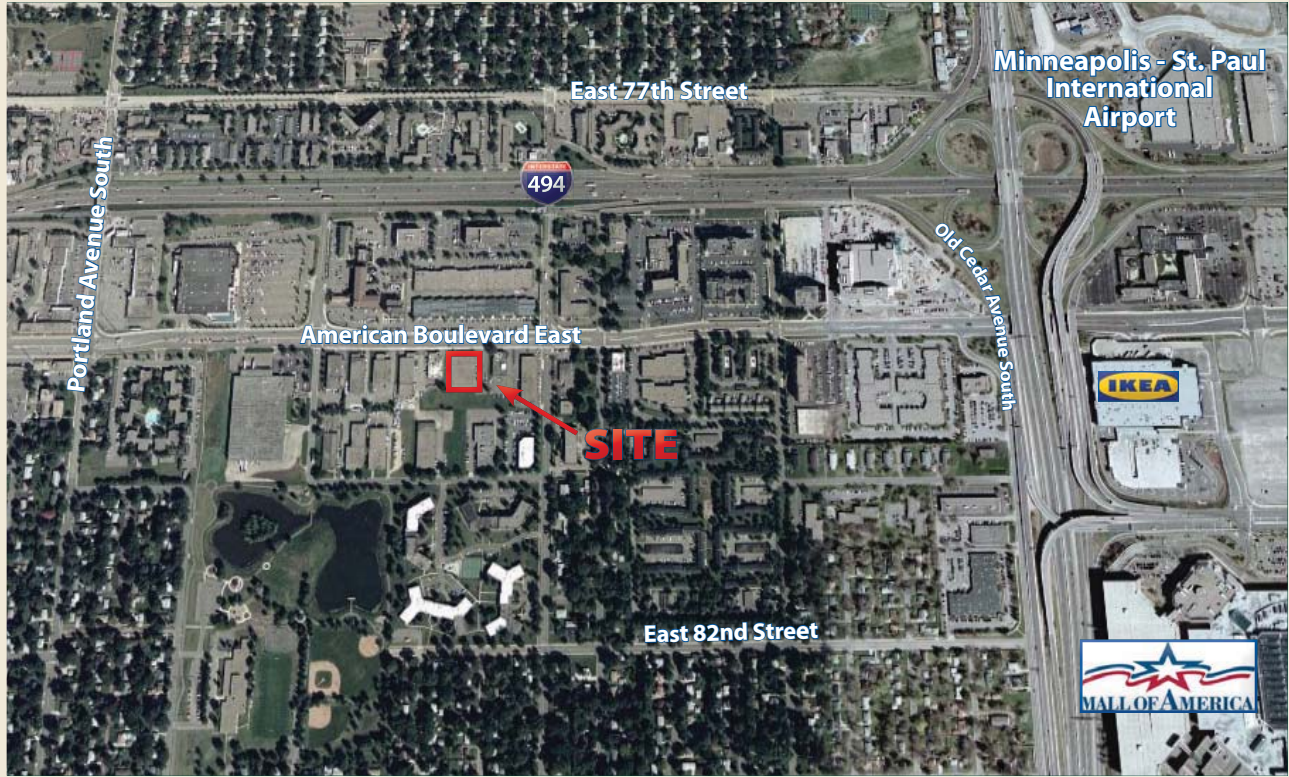
- ▶ Hard to find smaller, owner/user building
- ▶ Exceptional visibility/frontage on American Boulevard
- ▶ Very accessible location, blocks from the Minneapolis - St. Paul International Airport and the Mall of America
- ▶ Fenced, outside storage

BUILDING SPECIFICS:

- ▶ 10,240 square foot building
- ▶ On approx. 1.09 acres, with approx. 10,000 square feet of fenced, outside storage
- ▶ Building may be expanded by up to approx. 8,000 square feet
- ▶ Four (4) grade-level, drive-in doors & one (1) loading dock
- ▶ Floor drains, flammable waste traps & air-exchange



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PARAMOUNT
REAL ESTATE CORPORATION

TCN
WORLDWIDE

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TRUSTED. DEDICATED. EXPERIENCED.



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**999 AMERICAN BOULEVARD EAST
BLOOMINGTON, MINNESOTA**

BUILDING SQUARE FEET:	10,240 square feet total (Currently 2,240 square feet office and 8,000 square feet warehouse)
SITE SIZE:	1.09 acres
NET RENTAL RATES:	\$9.75/Sq. Ft. Office \$4.75/Sq. Ft. Warehouse \$2.00/Sq. Ft. Outside Storage
SALE PRICE:	\$900,000
YEAR BUILT/RENOVATED:	Built in 1962 Renovated in 2004
LOADING:	Four (4) grade-level drive-ins (3 - 10' x 12' & 1 - 8' x 8') One (1) truck-high loading dock
CEILING HEIGHT:	14' clear
POWER:	400 amp, 3-phase at 120v/220v
SPRINKLER SYSTEM:	Wet
MISCELLANEOUS:	Floor drains, flammable waste traps and air-exchange system (4,800 CFM)
REAL ESTATE TAXES PAYABLE IN 2009:	\$28,240.17
COMMENTS:	<ul style="list-style-type: none">■ Great owner/user building■ Exceptional visibility/frontage on American Boulevard■ Approximately 10,000 square feet of outside storage■ A couple of blocks from Minneapolis – Saint Paul International Airport and Mall of America

For further information contact:

PARAMOUNT REAL ESTATE CORP/TCN WORLDWIDE

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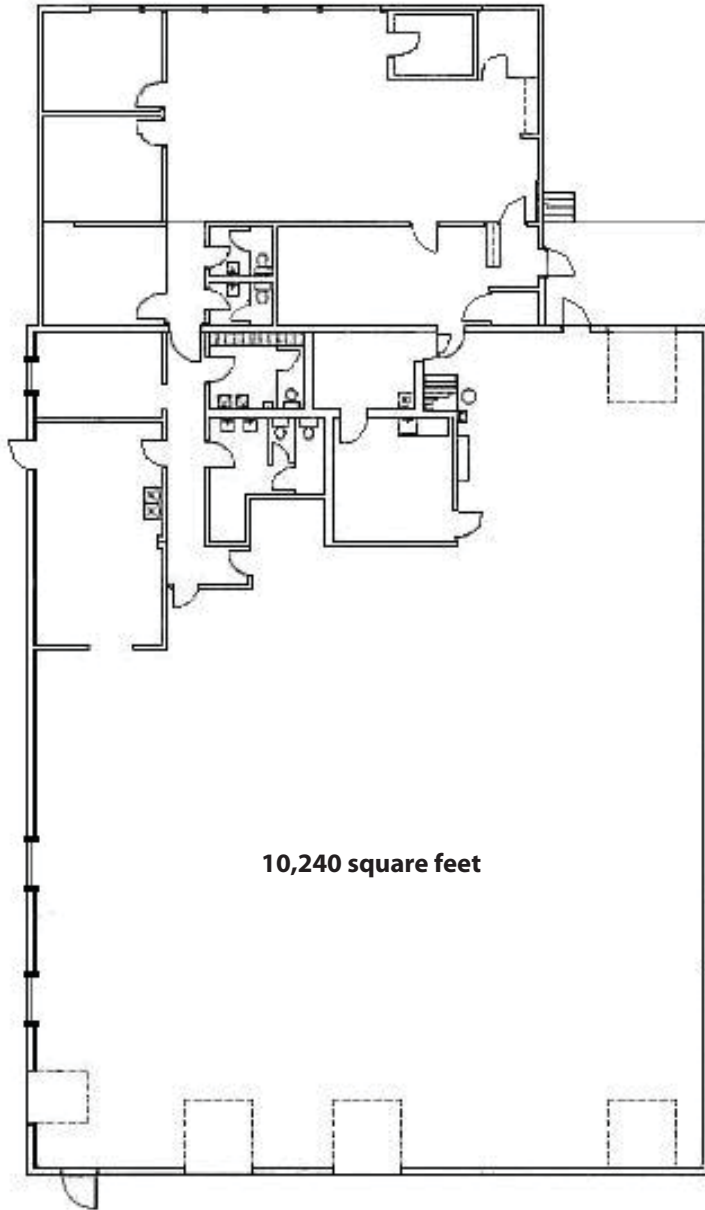
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Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness.
Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

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