



SPACE FOR LEASE!



JAMES AVE LIGHT INDUSTRIAL

9344 James Avenue S, Bloomington, MN 55431

4,067 SF

**MULTIPLE OPTIONS
INCLUDING
OFFICE • TECH •
WAREHOUSE**

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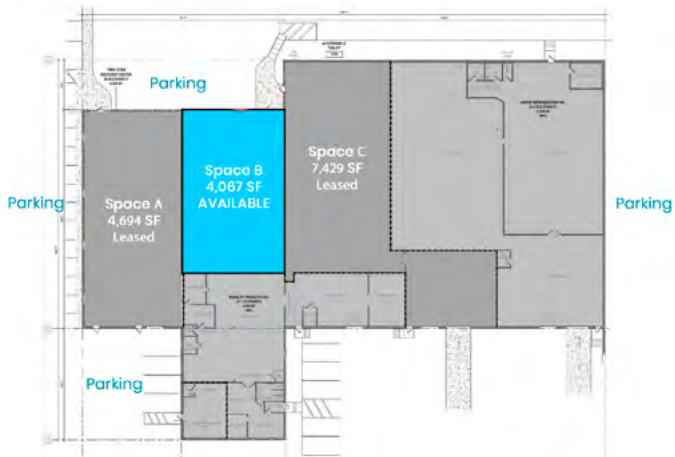
Jack Potratz

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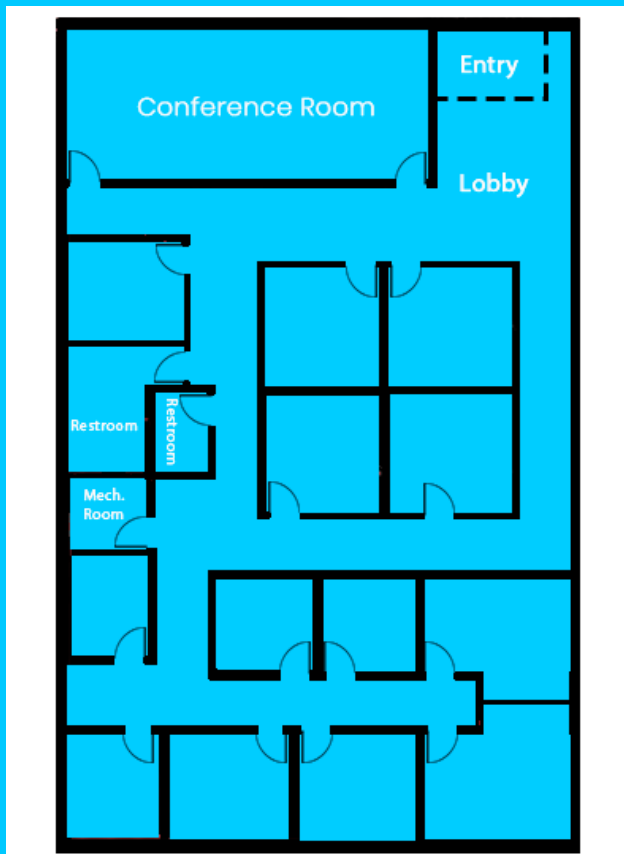
jack.potratz@

Commercial Equities Group
— Investment Real Estate Services

James Avenue S



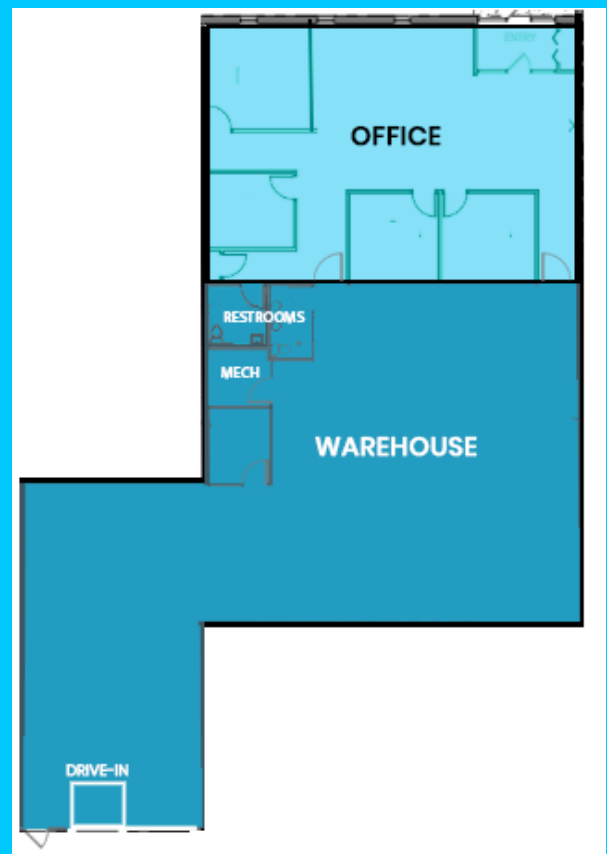
OPTION 1: 4,067 SF



James Avenue S



OPTION 2: 5,000+ SF



BASE RENT: \$10.00 PSF

EST. OPERATING EXPENSES: \$6.69 PSF

THE PROPERTY

Extremely well kept multi-tenant industrial building in strategic location.

- Landlord will build to suit
 - Can be modified for tech use
 - Possibility for added drive-in door
 - Ample parking
 - New roof installed September 2026
 - Locally owned and managed
- Website: CEGspaces.com/james



THE LOCATION

Directly off 35W on W 94th Street in central Bloomington.

- Easy access to I-35W, I-494, US-169, MN-62, and MN-100
- Excellent logistics location to reach metro area and regional hubs
- Close to amenities, and diverse restaurants, including local brewpubs, fast food, upscale casual dining, and top-tier seafood eateries
- Location is 5 miles from Mall of America and a short drive from MSP Airport



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THE SPACE



Warehouse potential

