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4950 W 78TH ST

MULTIPURPOSE BUILDING FOR SALE OR LEASE

SALE PRICE: $2,495,000 | LEASE RATE: $12-$22/RSF NET

DETAILS

AVAILABLE	Fully Renovated Office and Warehouse building in Bloomington
BUILDING SIZE	12,061 SF office/warehouse facility on.93 acres
LOCATION	Excellent for office, showroom, light industrial, technology, or service businesses
FURNISHINGS	Fully furnished
PARKING	20 on-site spaces, plus easement rights for 20+ additional spaces
LEASING	Flexible leasing options—from a single office or workstation to the entire building
2026 TAX/CAM	$10.37/RSF (estimated)
ZONING	Adaptable CS-0.5 (commercial service) and PD (planned development)

AMENITIES

- Convenient location, with immediate access to I-494 and MN 100 via West 78th Street and Normandale Boulevard
- Traffic counts of 163,000 vpd on I-494
- Surrounded by a wide variety of restaurants, hotels, shopping, and business services
- Versatile layout combining professional office space, tech/flex space, and warehouse under one roof, accommodating a wide range of business operations
- Building signage visible from I-494, providing excellent exposure
- Private outdoor deck perfect for employee gatherings, client events, or outdoor meetings
- One loading dock for shipping and receiving

Team@kenwoodcommercial.com | 6610 West Lake Street | Minneapolis, MN 55426 kenwoodcommercial.com

All information contained in this brochure is estimated, and is not a substitute for a thorough due diligence investigation by the prospective buyer.

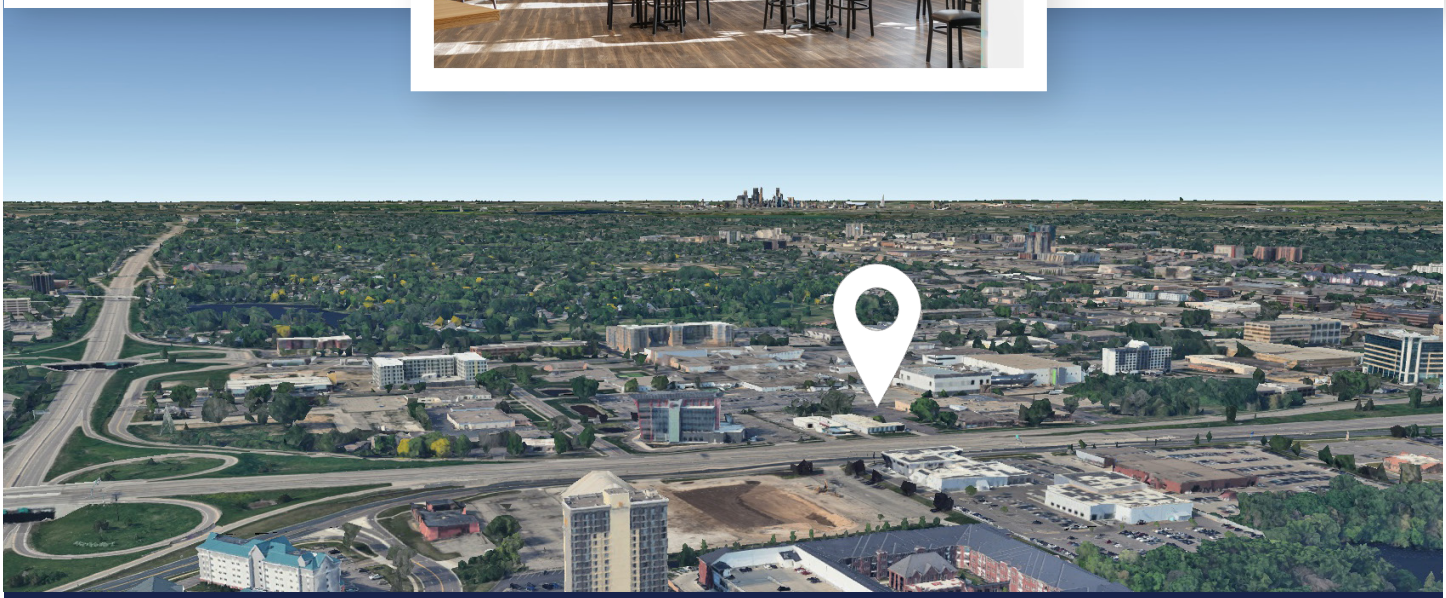
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Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.

Independent Advantage

We provide personalized service and take the time to fully invest in our clients.

Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

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FLOOR PLANS

4950 West 78th St, Bloomington 55435

FLOOR PLAN	12,061 RSF
	• 10,085 RSF office
	• 1,520 RSF tech
	• 456 RSF warehouse

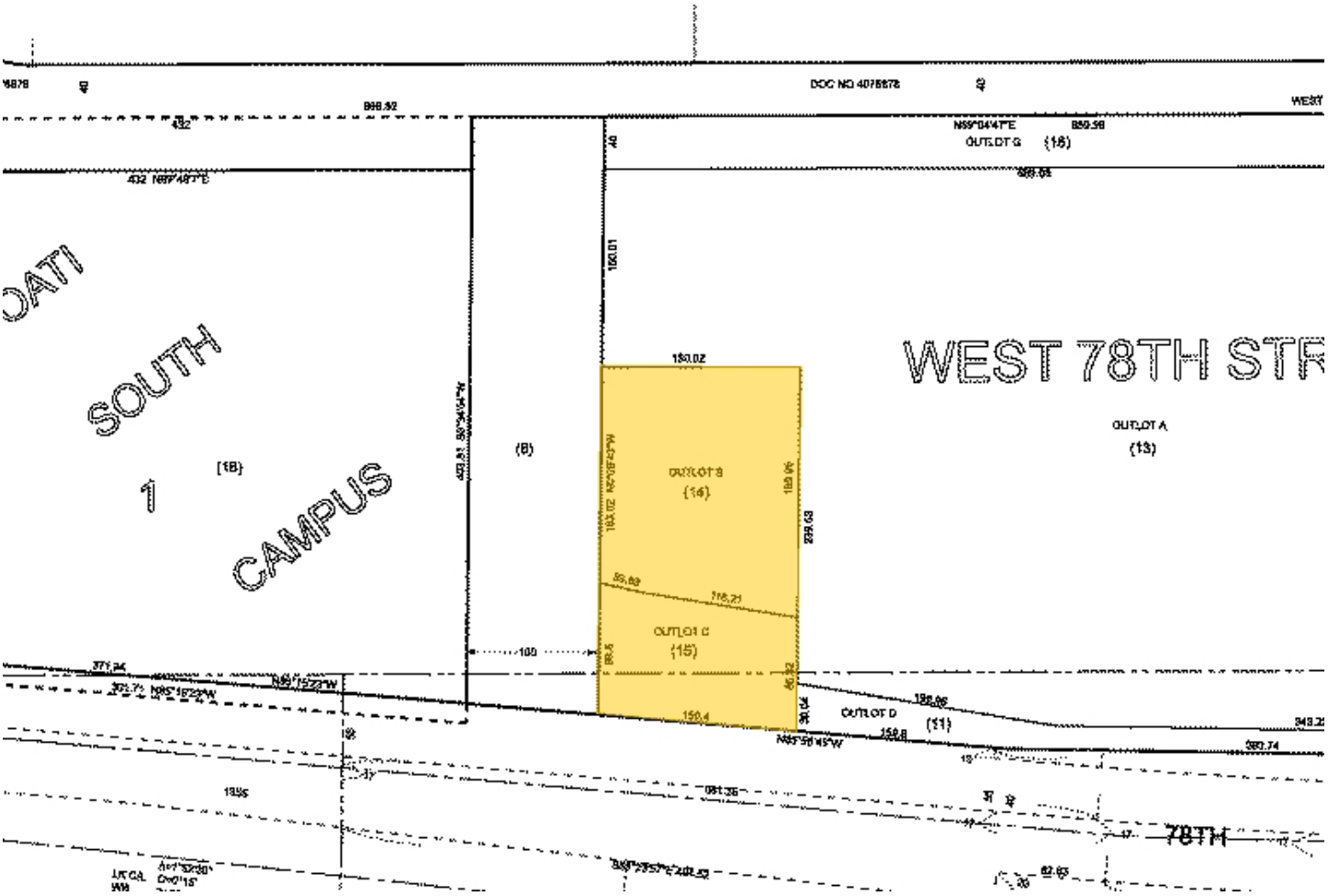


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PLAT MAP

4950 West 78th St, Bloomington 55435



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DETAILS

LEGAL ADDRESS	4950 West 78th Street
PID NUMBER	0602724210014 and 0602724210015
BUILDING SF	12,061 RSF
SITE SIZE	40,366 SF / .93 acres
YEAR BUILT	1965
FLOORS	1
ZONING / OVERLAY*	CS-0.5: COMMERCIAL SERVICE PD: PLANNED DEVELOPMENT
PARKING	23 spaces /surface lot additional parking available on neighboring easement
PROPERTY TYPE	Office/Industrial/Warehouse
SUBMARKET	Bloomington
ACCESS	I-494, MN 100, W 78th Street
CONSTRUCTION	Masonry
SALE PRICE	$2,495,000

* information from City of Bloomington at https://www.bloomingtonmn.gov/plan/zoning-guide-plan-maps

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AMENITIES MAP

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Traffic Counts: vehicles per day
information from MN Dept of Transportation Traffic Viewer

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INTERIOR PHOTOS

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