

FOR SUBLEASE

9601 NEWTON AVE S BLOOMINGTON, MN



45,614 SF AVAILABLE

CLEAN WAREHOUSE SPACE

EASY ACCESS TO 35W

18' - 24' CLEAR HEIGHT

8 DOCK DOORS

3500 American Blvd W, Suite 200 Minneapolis, MN Main +1 952 831 1000 **cushmanwakefield.com**

FOR SUBLEASE 9601 Newton Avenue S Bloomington, Minnesota





45,614 SF AVAILABLE

Property Highlights

- 67,856 square-foot office/warehouse building
- Competitive lease rates
- Dock loading
- 18' 24' clear height
- Clean warehouse space
- Easy access to I-35W
- Minutes from Minneapolis/St. Paul Airport and the Mall of America



Contact

KRIS SMELTZER
Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

HUDSON BROTHEN
Executive Director
+1 952 893 8261
hudson.brothen@cushwake.com







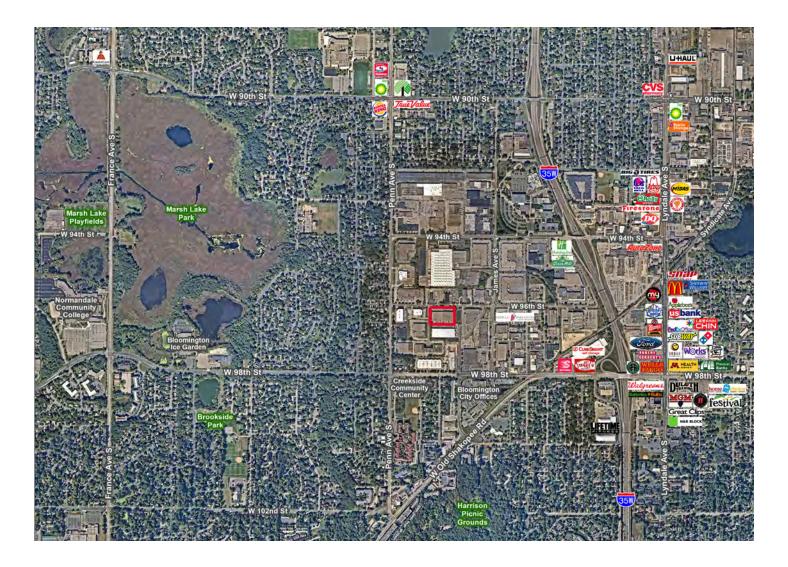
Building Features

BUILDING SIZE 67,856 sf **LEASE RATES** Negotiable

AVAILABLE 45,614 sf total SUBLEASE TERM 7/31/2028 SQUARE FEET THROUGH

CLEAR HEIGHT 18' - 24'

LOADING 8 docks



©2025 Cushman & Wakefield NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). AS APPLICABLE, WE MAKE NO REPRESENTATION AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) IN QUESTION.



