

BELL STREET INDUSTRIAL FACILITY

1100 EAST BELL STREET, BLOOMINGTON, IL 61701



JILL SPRATT
Managing Director
309.590.7900 x302
jill.spratt@svn.com

DEREK GONSCH
Associate Advisor
312.676.1864
derek.gonsch@svn.com

JOHN JOYCE, CCIM, SIOR
Managing Director
847.778.1254
john.joyce@svn.com

OFFERING OVERVIEW

1100 E BELL ST | BLOOMINGTON, IL

Asking Price
\$8,500,000 | \$27.50 PSF

Building Size
±252,811 SF

Lot Size
±11.96 AC

Zoning
M-1

PIN
21-10-105-007



PROPERTY USE WAREHOUSE/
DISTRIBUTION

TENANCY SINGLE

FLOORS 2 (TWO)

CEILING HEIGHT 32'

POWER 480-VOLT, 3-PHASE
& +1200 AMPS

DOCKS 12

DRIVE-INS 14

OVERHEAD DOORS 2 (TWO)

YEAR BUILT 1974

TAXES \$7,382.72
\$0.03 PSF

OFFERING SUMMARY

1100 E BELL ST | BLOOMINGTON, IL

This expansive 252,811 SF industrial complex at 1100 E. Bell Street represents a landmark opportunity in the heart of Bloomington. Spanning nearly 12 acres and located across from the Lakeside Country Club. The property is zoned M-1 and consists of several interconnected buildings that provide a versatile layout for large-scale operations, distribution, or warehousing.

The facility is engineered for heavy-duty performance, featuring a robust 480-volt, 3-phase electrical service with over 1200 AMPS to support demanding industrial machinery. Logistics are handled with ease via 14 trailer docks and 2 overhead doors, complemented by ceiling heights that reach up to 32 feet in select areas.

The site currently provides ample parking for vehicles, but the significant land area offers the potential for conversion to accommodate even more semi-truck access or expanded parking needs.

Safety and modern comfort are integrated throughout the complex, which is fully sprinkled with a wet system and protected by a monitored fire alarm. This listing offers immense operational potential.

The property sits just west of Hannah Street, located between Bell Street and Croxton Avenue. Located caddy corner from Lakeside Country Club.



PROPERTY AERIAL

1100 E BELL ST | BLOOMINGTON, IL



INTERIOR PHOTOS 1 OF 2

1100 E BELL ST | BLOOMINGTON, IL



INTERIOR PHOTOS 2 OF 2

1100 E BELL ST | BLOOMINGTON, IL



AREA OVERVIEW

1100 E BELL ST | BLOOMINGTON, IL

BLOOMINGTON, ILLINOIS, is a strategically positioned industrial market in the heart of the Midwest, benefiting from immediate access to Interstates 55, 74, and 39, as well as proximity to major distribution hubs including Chicago, St. Louis, and Indianapolis. The city anchors the Bloomington-Normal MSA, a stable and business-friendly region supported by a diverse economic base that includes State Farm Insurance (headquartered locally), Rivian Automotive's electric vehicle manufacturing facility, and Illinois State University. This combination of institutional stability and emerging advanced manufacturing has driven consistent demand for industrial space and a reliable labor pool.

The area has seen increasing interest from logistics, e-commerce, and advanced manufacturing users due to its central location, competitive operating costs, and access to a skilled workforce. Industrial fundamentals remain strong, characterized by limited supply, steady absorption, and upward pressure on rents—particularly for modern, high-clearance product. Bloomington's pro-business environment, coupled with ongoing infrastructure investment and regional population stability, positions it as an attractive market for institutional-quality industrial assets and long-term capital deployment.



5-MILE DEMOGRAPHICS



Estimated Population
131,871



Estimated Households
54,374



Median Household Income
\$80,465



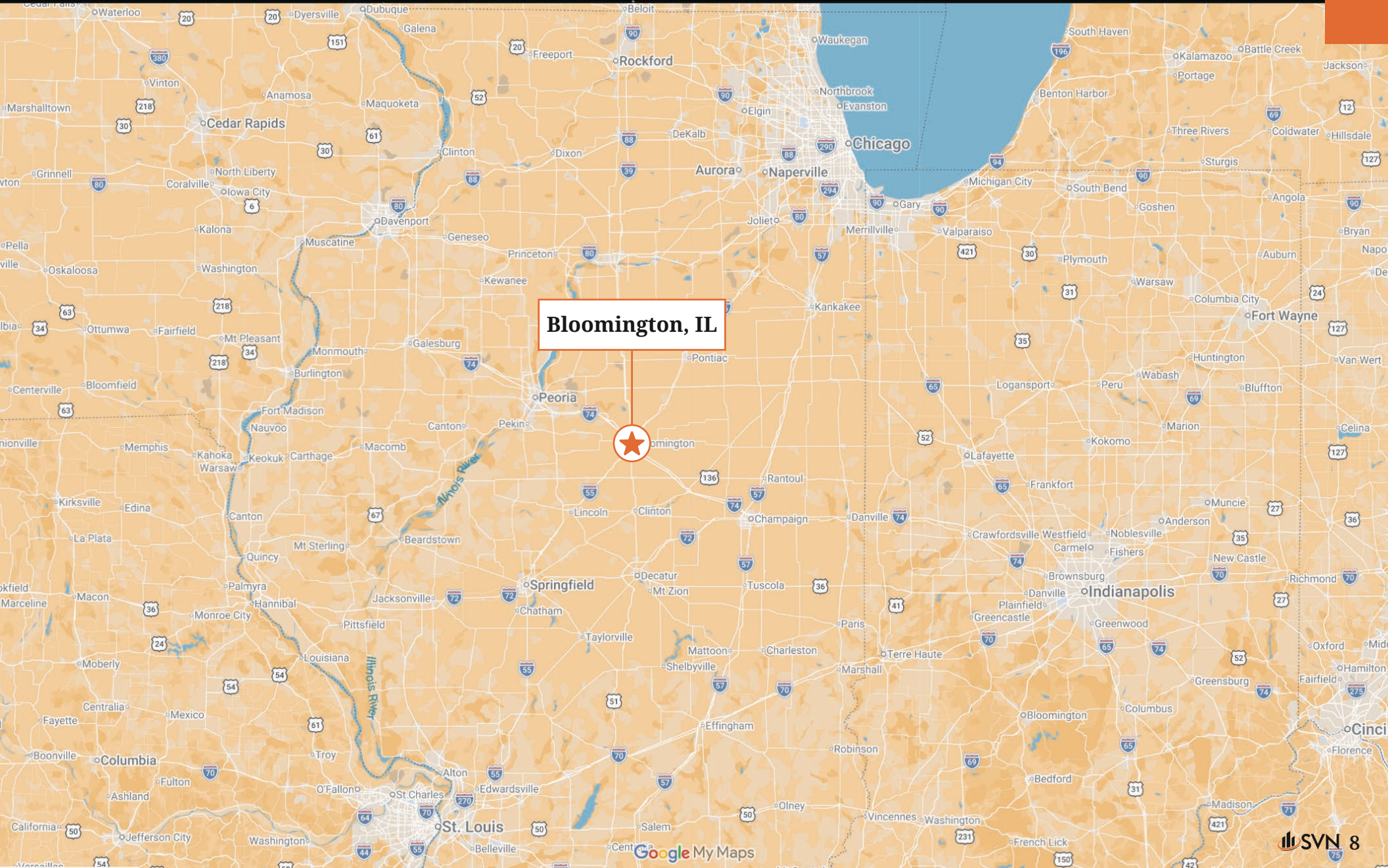
Total Businesses/Employees
3,969/52,608



Daytime Population
95,563

REGIONAL MAP

1100 E BELL ST | BLOOMINGTON, IL



RETAILER MAP

1100 E BELL ST | BLOOMINGTON, IL



SITE



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

THE TEAM

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john.joyce@svn.com

SVN[®] Core 3

1707 E Hamilton Road, #1A
Bloomington, IL 61704
svncore3.com

SVN[®] Chicago Commercial

940 W Adams Street, Suite 200
Chicago, IL 60607
svnchicago.com

SVN[®] Chicago Commercial Industrial Team

10275 W Higgins Road, Suite 480
Rosemont, IL 60018
svnchicago.com



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