

# For Sale/Lease

Industrial Flex Property | 11,380 SF



## 2305 W Industrial Park Dr

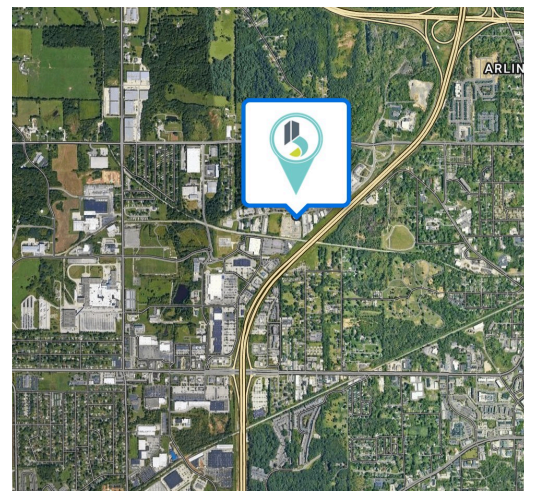
Bloomington, IN, 47404

11,380 SF Industrial flex building for sale or lease in NW Bloomington, near the I-69/SR 45/46 interchange. The 6.4 acre site is fenced with a hard packed yard.

### Highlights

- 11,380 SF (9,780 SF Industrial | 1,600 SF Office)
- TIMING: Available Immediately
- 7 garage doors (both sides of building) | 2 docks

<b>Sale Price</b>	\$1,650,000
<b>Lease Rate</b>	\$10.55 SF/YR (NNN)
<b>Size Summary</b>	11,380 SF (6.4 Acres)



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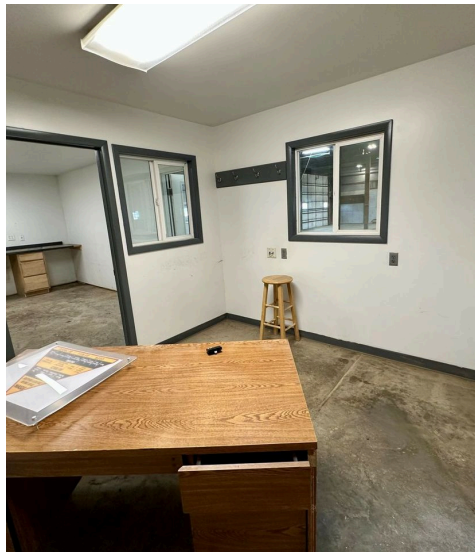
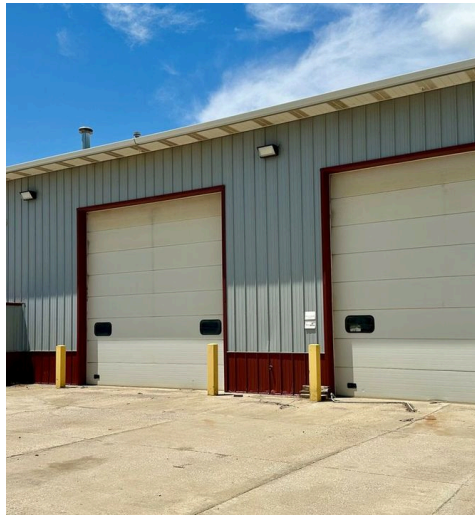
# Aerial Map

2305 W Industrial Park Dr, Bloomington, IN 47404



# Additional Photos

2305 W Industrial Park Dr, Bloomington, IN 47404



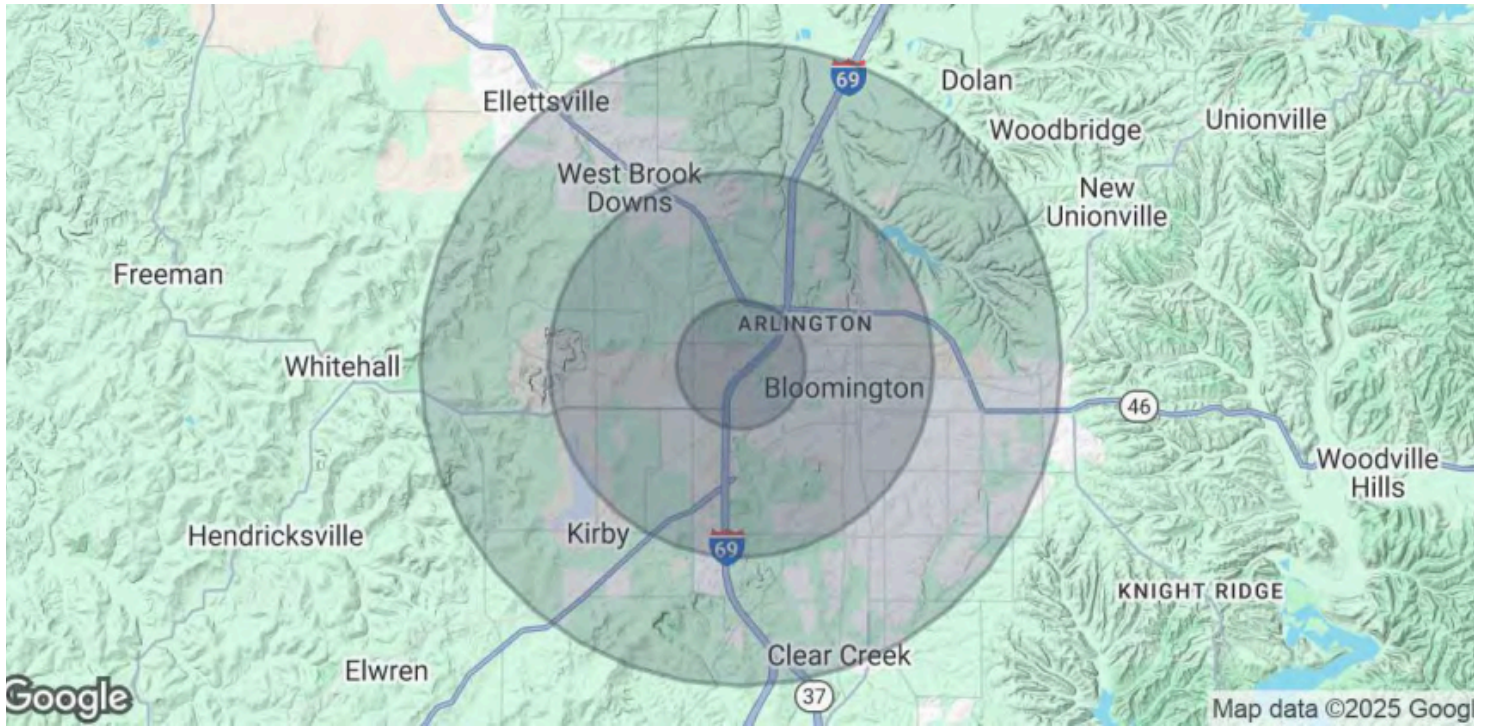
# Additional Photos

2305 W Industrial Park Dr, Bloomington, IN 47404



# Demographics

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## Demographics

	1 Miles	3 Miles	5 Miles
Total Population	2,932	56,001	107,496
Average Age	37	32	35
Average Age (Male)	36	32	35
Average Age (Female)	38	33	36
Total Households	1,397	22,688	45,078
# of Persons per HH	2.1	2.5	2.4
Average HH Income	\$57,027	\$56,375	\$72,202
Average House Value	\$188,224	\$266,907	\$304,920