



3001 ½ Gill St.
Suite A
Bloomington, IL
61704
axis360.co



BUILDING SIZE
5,200 SF

LAND SIZE
2.16 acres

ZONING
M1

BUILT
2020

PARCEL NUMBER
13-35-300-020

TAXES (2025)
\$4,737.08

SALE PRICE
\$675,000

10452 E. 1400 NORTH ROAD BLOOMINGTON, IL | **FOR SALE**

Built in 2020, this 5,200-square-foot flex building offers a modern, efficient setting for industrial, warehouse, contractor or service-related operations. The steel-frame building features a durable steel roof, two 10-foot overhead doors, three-phase electrical service, natural gas, two mini-split systems and a restroom with radiant heat. The property is served by a private septic system and provides flexible space business operations.

Situated on 2.16 acres at 10452 E. 1400 North Road in Bloomington, Illinois, the property offers valuable room for outdoor storage, equipment parking or future expansion. The site may accommodate an additional building of approximately 12,000 square feet, subject to governmental approvals and site-development requirements. M-1 zoning supports a variety of light-industrial and commercial uses, making this a strong opportunity for an owner-user seeking a newer facility with long-term growth potential.

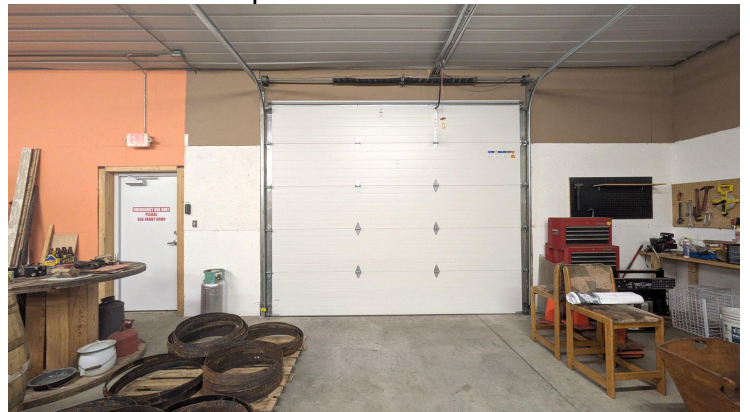
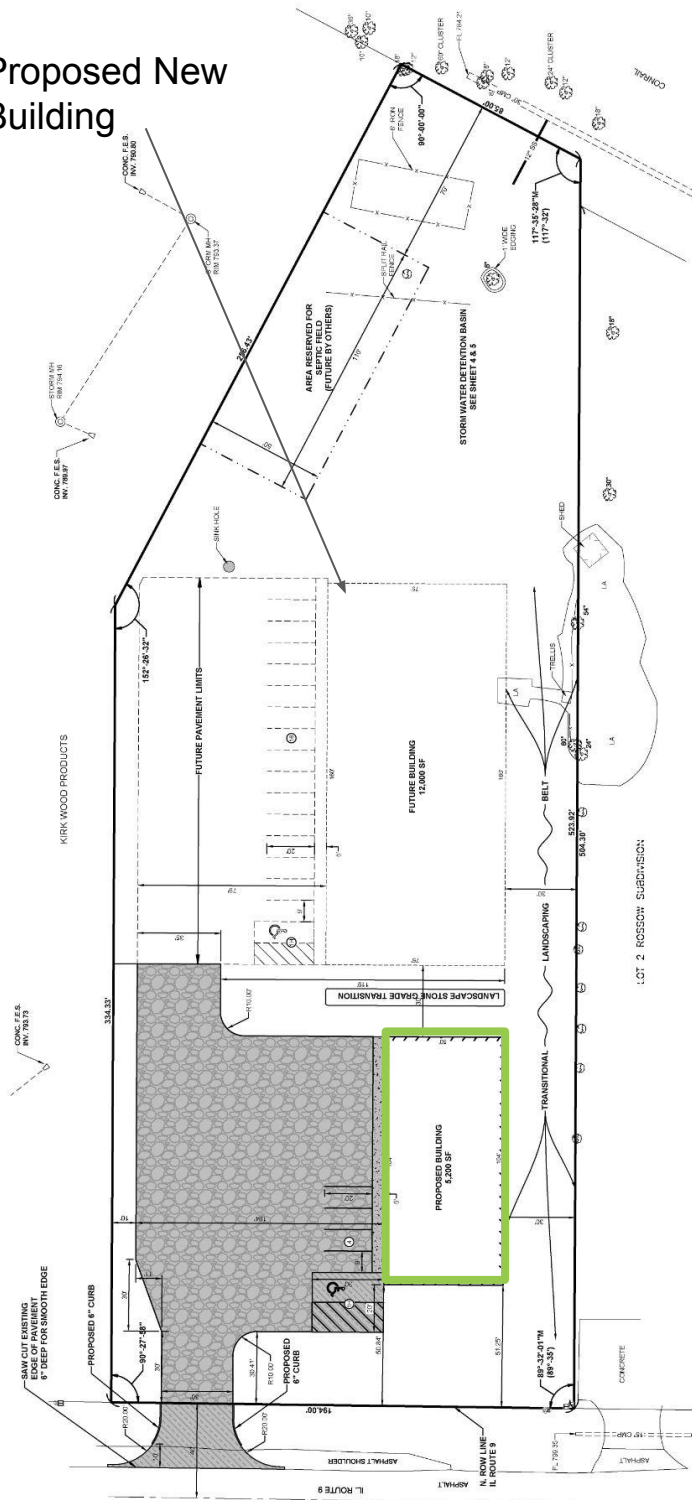
The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

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Proposed New Building



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