

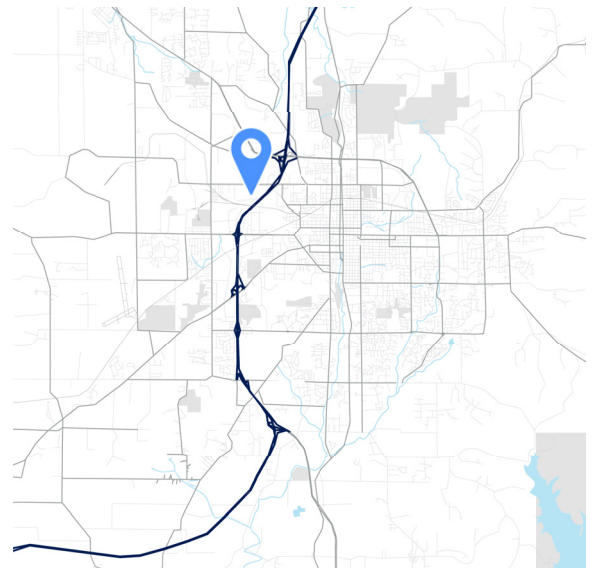


**FOR LEASE - 5,908 SF**  
**2282 W Industrial Park Dr**  
Bloomington, IN 47404

## Showroom/warehouse with loading dock

### Property Highlights

- ± 5,908 SF
- Zoned Light Industrial in Monroe County
- Perfect for supply companies, contractors, small manufacturers and others who need both office and warehouse space
- Loading dock and van height door
- Ready for occupancy
- Lease Rate: \$8.63 / SF NNN (\$4,250/month)
- Tenant maintains property, and pays for insurance and property taxes of \$4,320/year



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# Photos



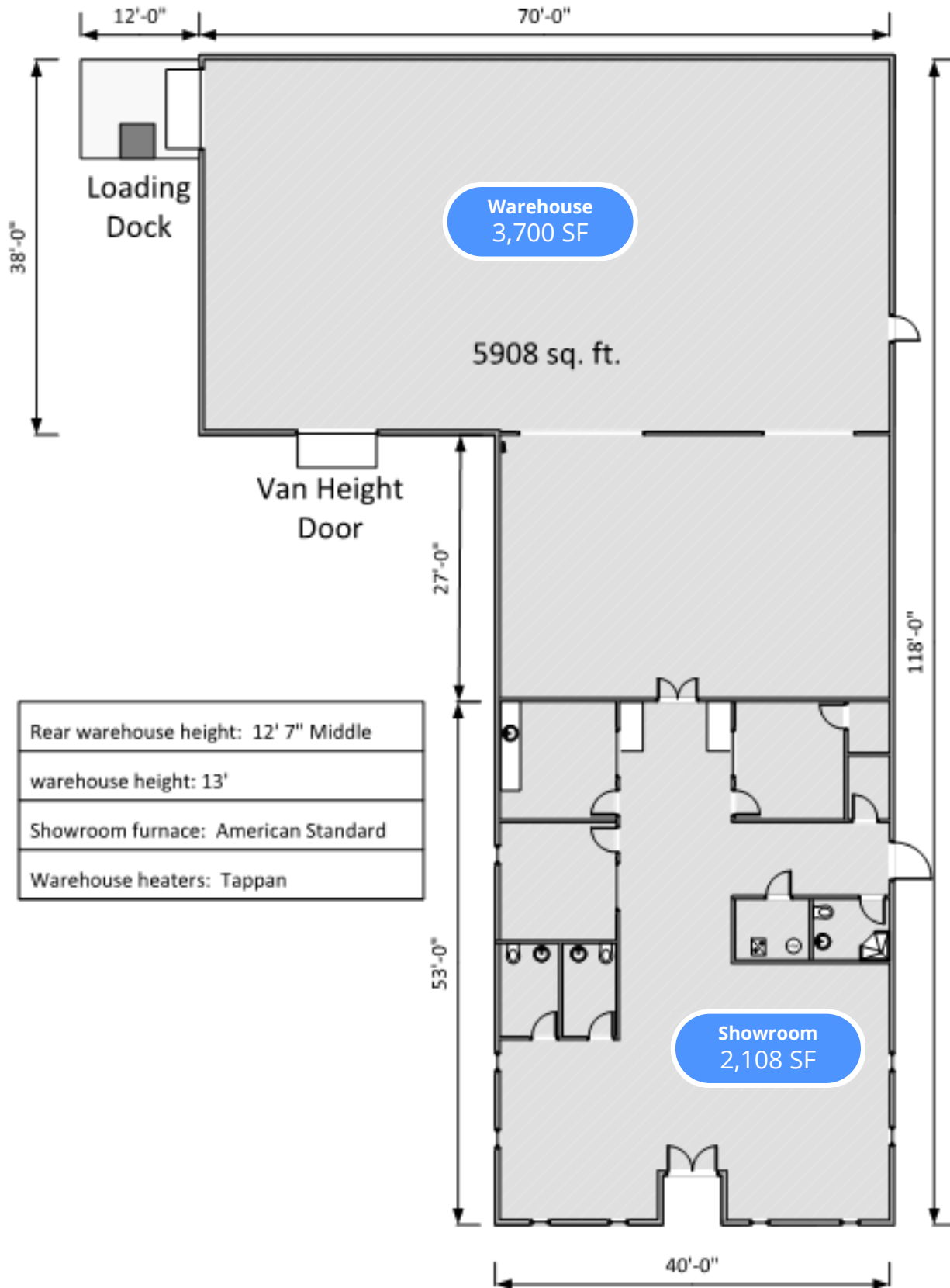
## BUILDING FEATURES

- ±2,100 SF office/showroom
  - Completely rehabbed
  - Air-conditioned
- 2 warehouse sections:
  - 1st section= ±1,000 SF
  - 2nd section= ±2,700 SF
- 1 loading dock & 1 overhead door
- 3 bathrooms



# Floorplan

Full Building  
5,908 SF



# Location



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