

10,000 SF ON 0.85 AC
BUILDING FOR SALE



1401 COMMERCE PKWY
BLOOMINGTON, IL 61701

CBRE

**1401 COMMERCE
PARKWAY**



PROPERTY OVERVIEW

Office and retail property available for sale. This 10,000 square foot property is a mixture of office and warehouse space. This unique space boasts a modern office buildout and creative interiors in an accessible location.

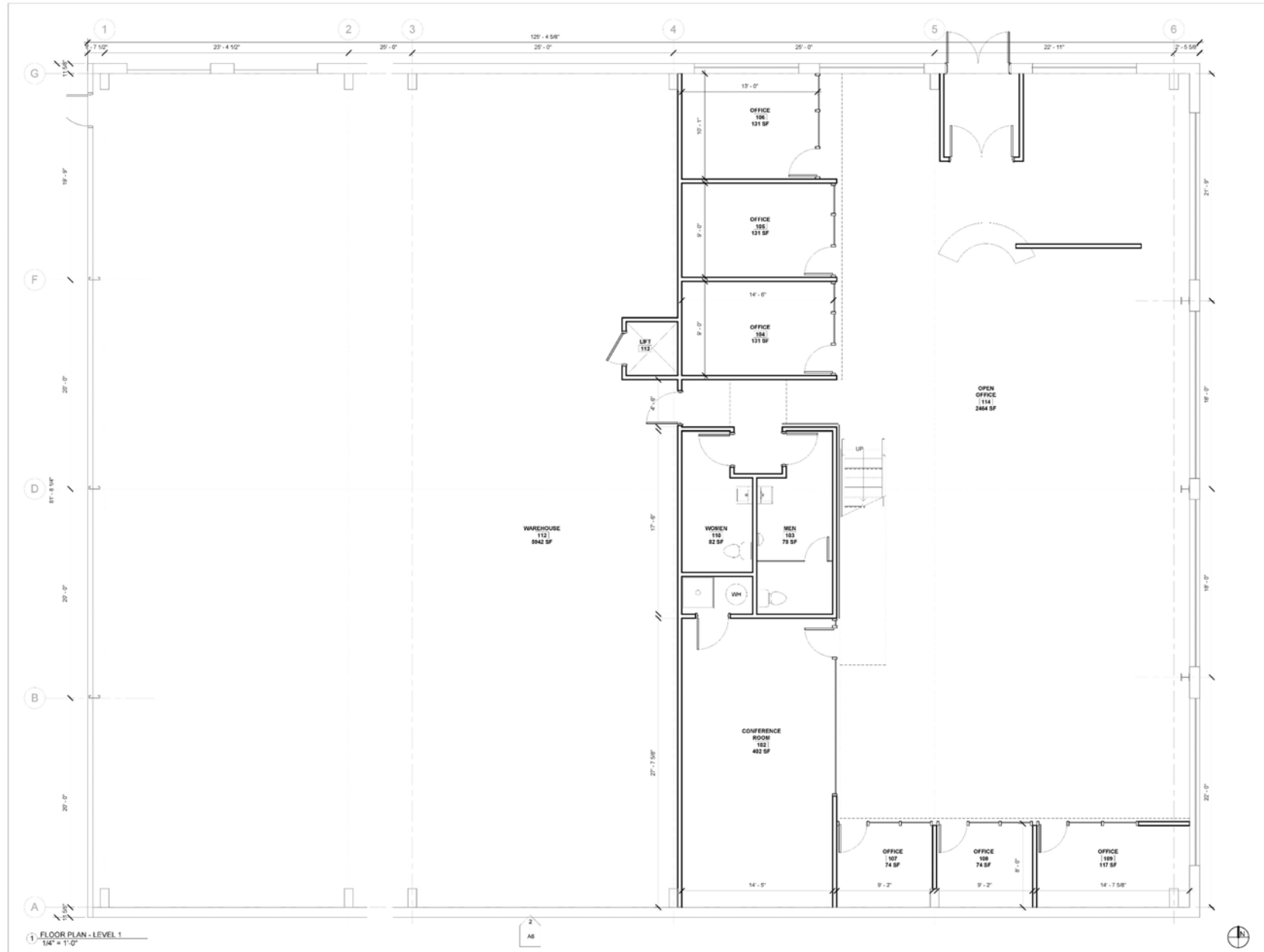
**OFFICE/RETAIL
PROPERTY IN
BLOOMINGTON,
ILLINOIS**

BUILDING SPECIFICATIONS

Total Square Footage	10,000 SF
Total Acreage	0.85 AC
Office Area	5,062 SF
Year Built	1999
Clear Height	18' average
Dock Doors	2
Drive-In Doors	2
Auto Parking	24
Floor Thickness	8"

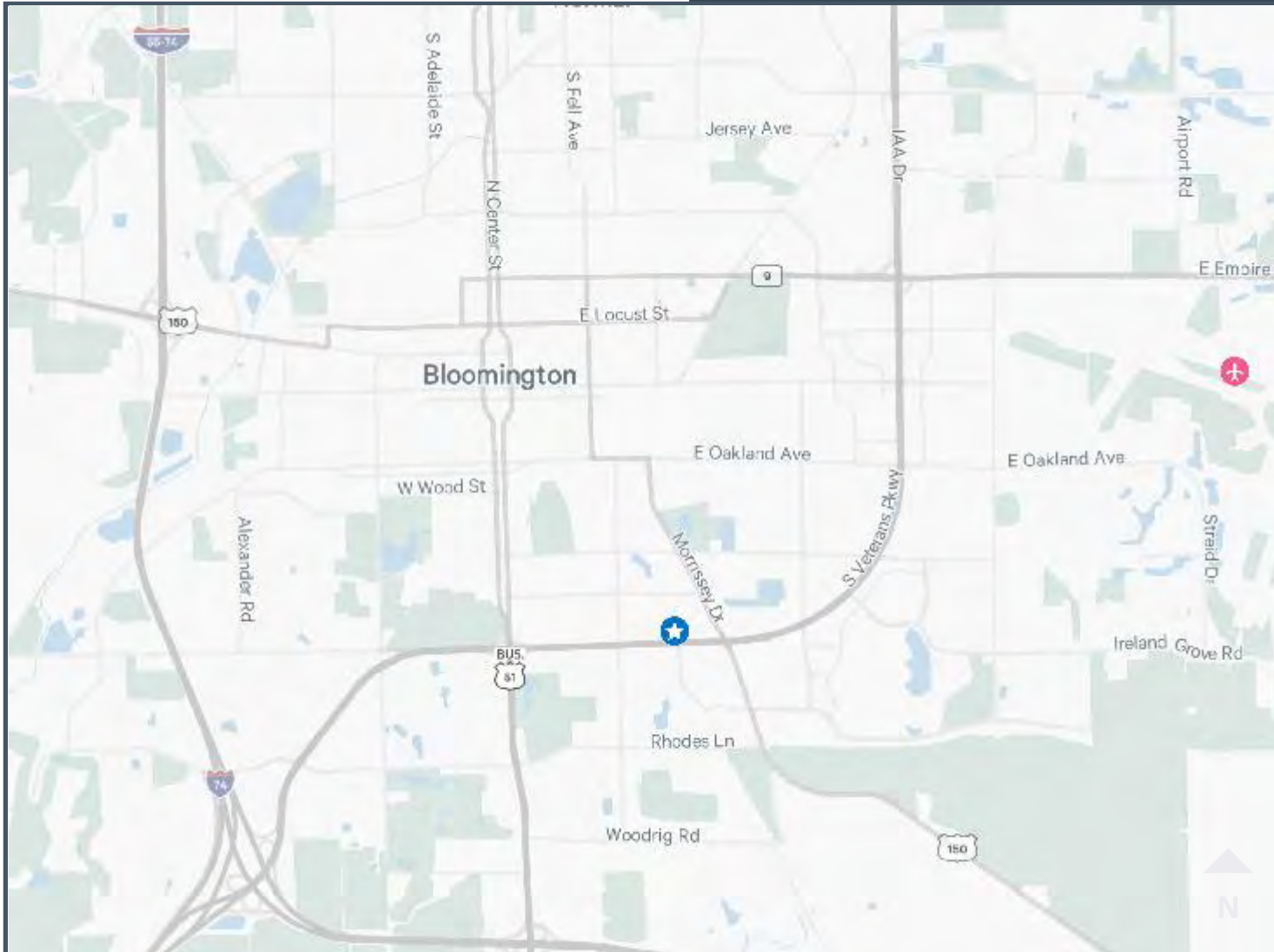


FLOOR PLAN



LOCATION MAP

Travel Distances



Bloomington-Normal Regional Airport

5 miles

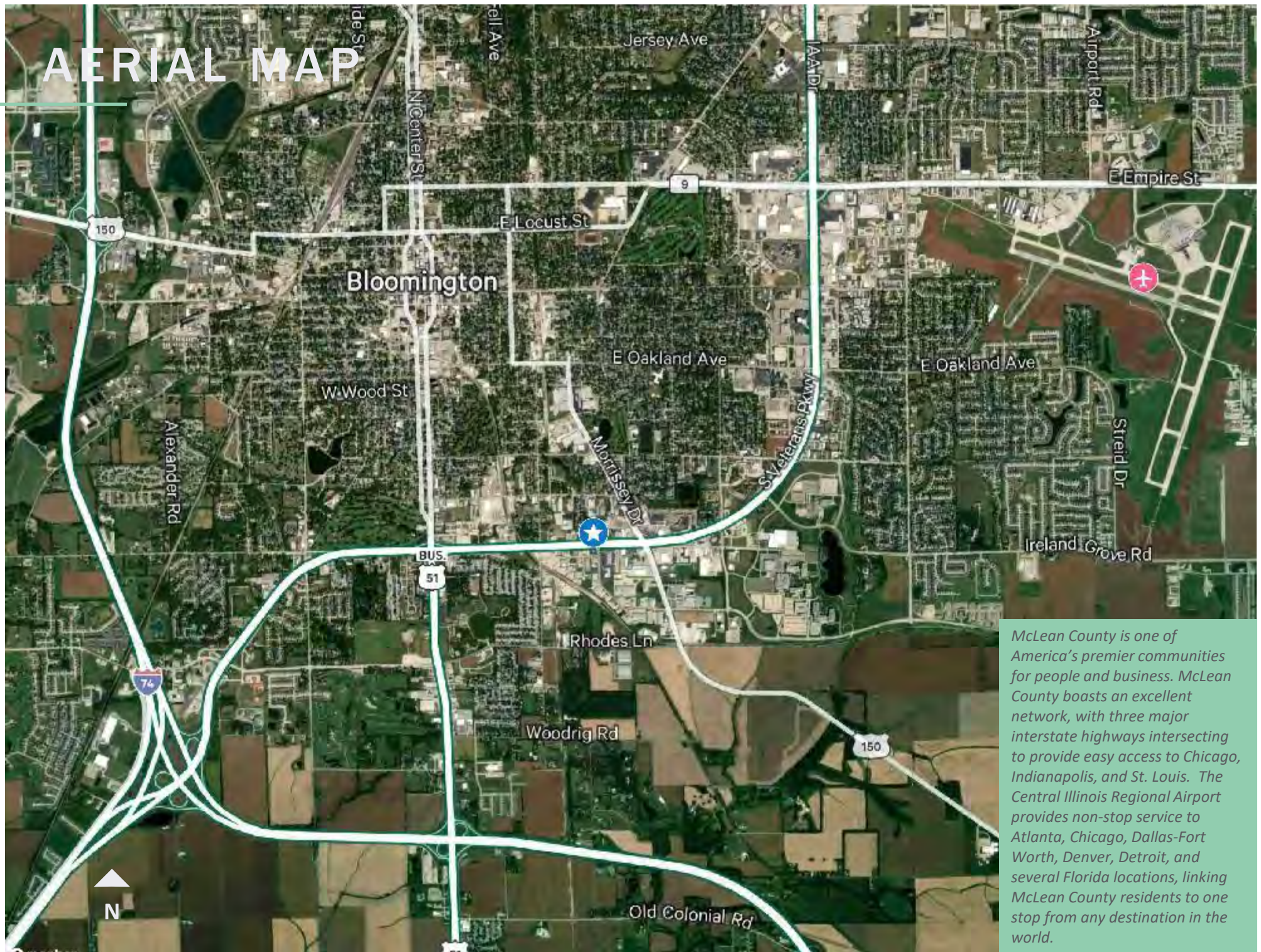
I-74

14 miles

Chicago Midway Int'l Airport

126 miles

AERIAL MAP



McLean County is one of America's premier communities for people and business. McLean County boasts an excellent network, with three major interstate highways intersecting to provide easy access to Chicago, Indianapolis, and St. Louis. The Central Illinois Regional Airport provides non-stop service to Atlanta, Chicago, Dallas-Fort Worth, Denver, Detroit, and several Florida locations, linking McLean County residents to one stop from any destination in the world.



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JUSTIN FERRILL

+1 309 642 1009
jcfcommercial@gmail.com

BLAINE KELLEY

+1 404 923 1496
blaine.kelley@cbre.com



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP

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