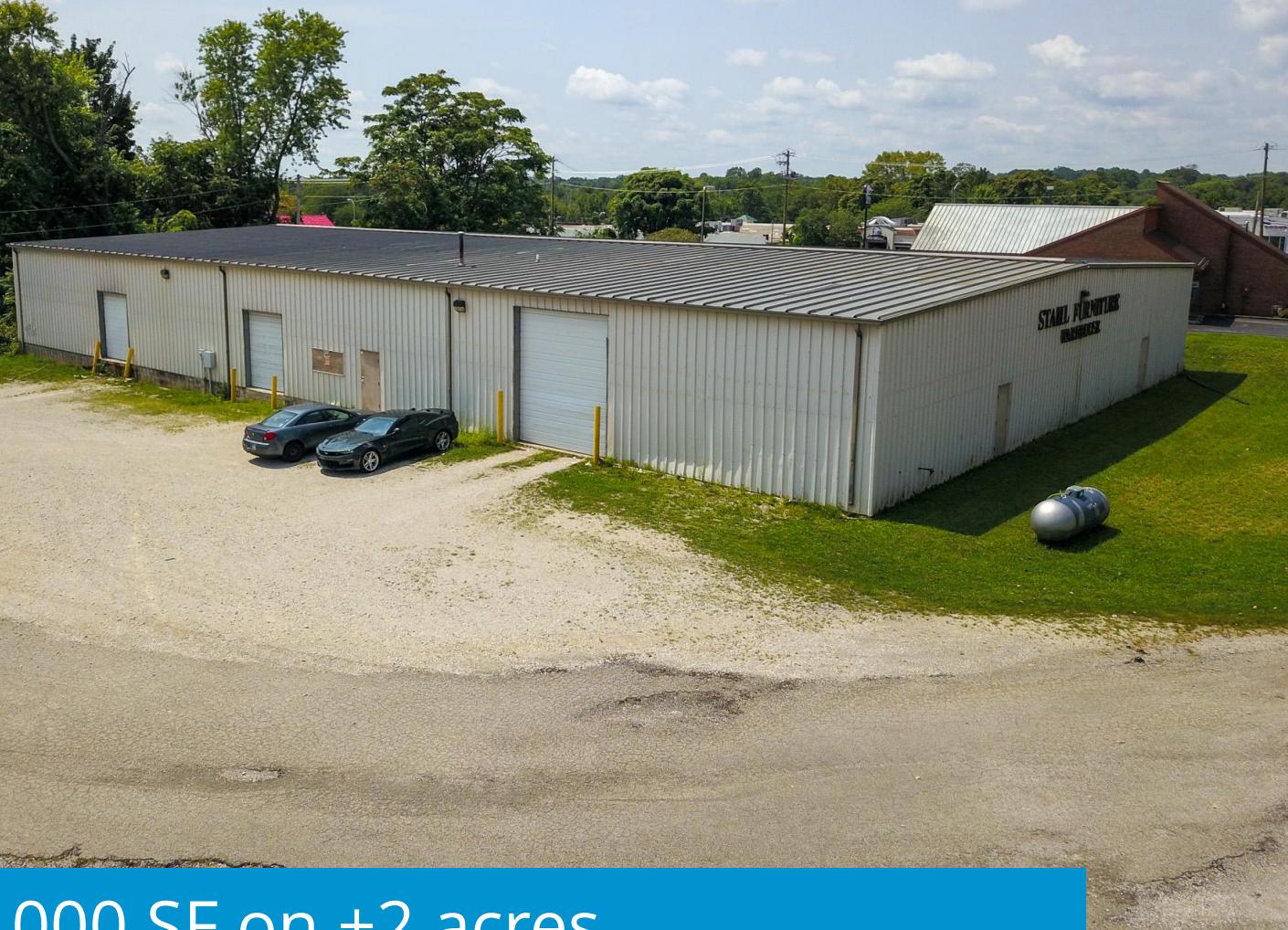


FOR SALE OR LEASE



15,000 SF on  $\pm 2$  acres

FOR SALE OR LEASE | 2379 S. Walnut Street | Bloomington, IN

- \$1,395,000 for sale, or \$9.00 PSF NNN for lease
- Located on the southside of Bloomington off Walnut Street, just south of Bloomington South High School
- Two van height doors and one drive-in
- Includes additional land for expansion
- Zoned Mixed-Use Corridor (MC), which includes a wide variety of uses (see page 83 here: [Zoning](#))

AVAILABLE  
Q1 2026

DAVE HARSTAD  
Senior Vice President | Bloomington, IN

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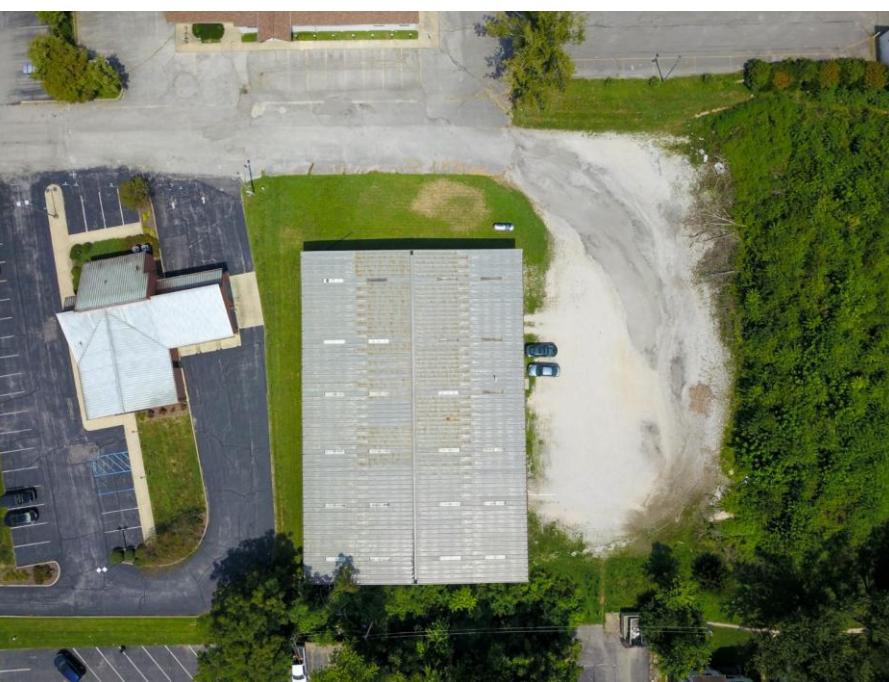
# Interior Photos

- 100' x 150' building, with columns spaced at 50' x 25'
- 17.5' exterior height to peak and 15' height to eaves
- Heated area with drop ceiling and exterior door (third picture)

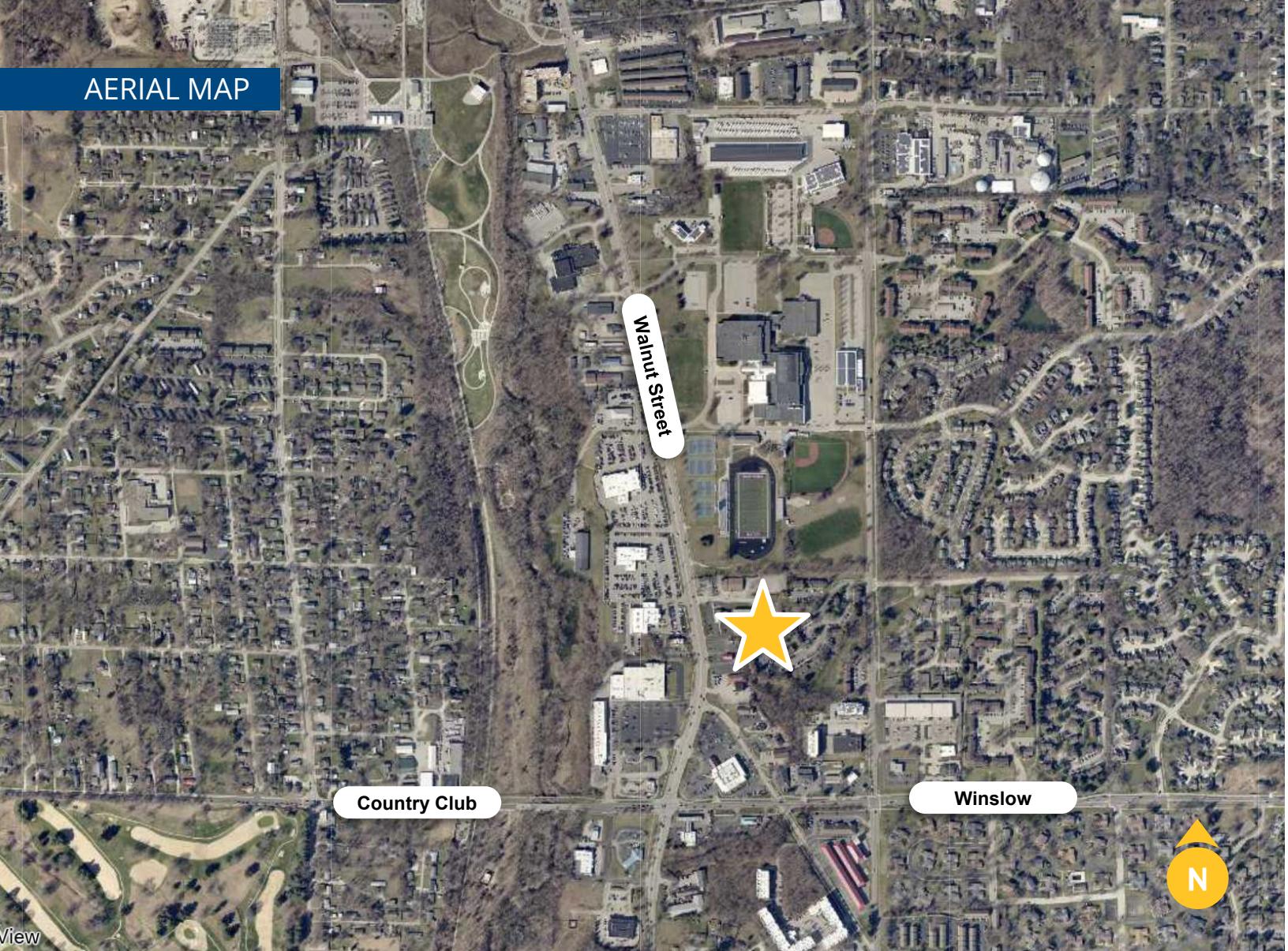




- 1.93 acres
- Two van height doors (8'x10') and one drive-in (12' x 14')
- Metal roof with skylights
- Prominent signage opportunity on northside of building



## AERIAL MAP



## PROPERTY OVERVIEW

### Property Taxes and Assessment

- Annual property taxes are \$7,130 (\$0.48/SF)
- Assessed at \$344,900

### Utilities

- Power: Duke Energy
- Natural Gas: LP
- Water/Sewer: City of Bloomington Utilities

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