

LEASE



INDUSTRIAL

2305 W INDUSTRIAL PARK DR



2305 W INDUSTRIAL PARK DR, BLOOMINGTON, IN 47404

PROPERTY OVERVIEW

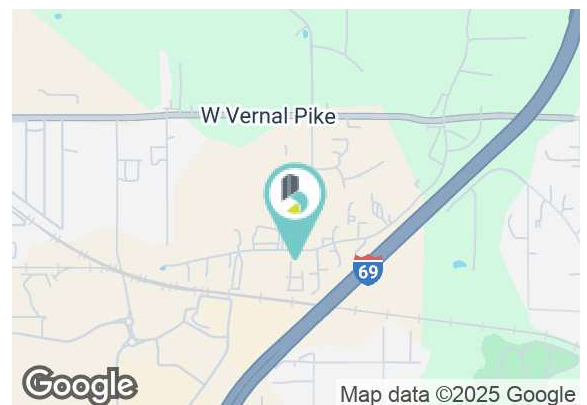
11,380 SF Industrial flex building for sale or for lease in NW Bloomington, near the I-69/SR 45/46 interchange. The 6.4 acre site is fenced with a hard packed yard.

PROPERTY HIGHLIGHTS

- 11,380 SF (9,780 SF Industrial | 1,600 SF Office)
- RENTAL RATE: \$10.55/SF NNN
- TIMING: Available Immediately
- 7 garage doors (both sides of building) | 2 docks

LEASE RATE \$10.55 SF/YR (NNN)

Available SF:	11,380 SF
Lot Size:	6.4 Acres
Building Size:	11,380 SF



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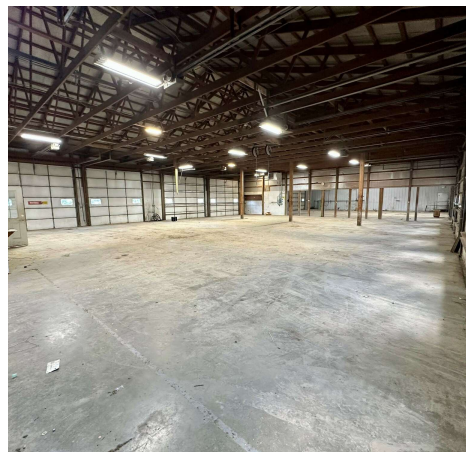
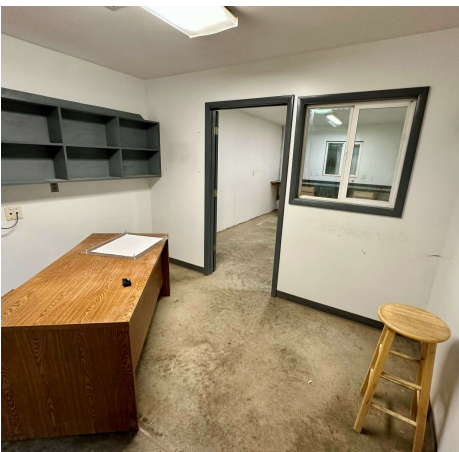


ADDITIONAL PHOTOS

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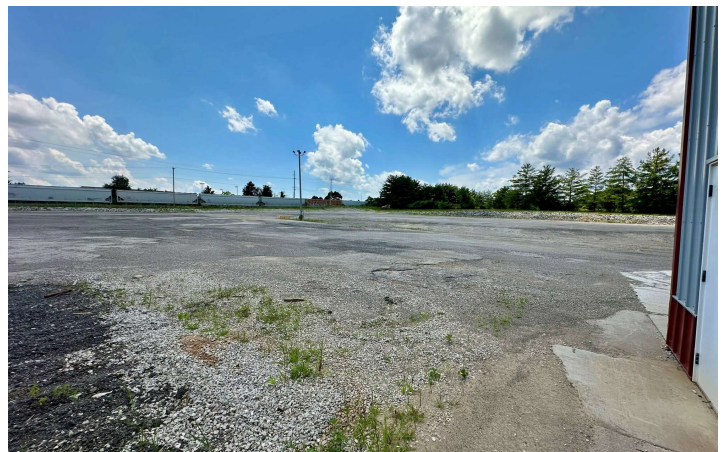


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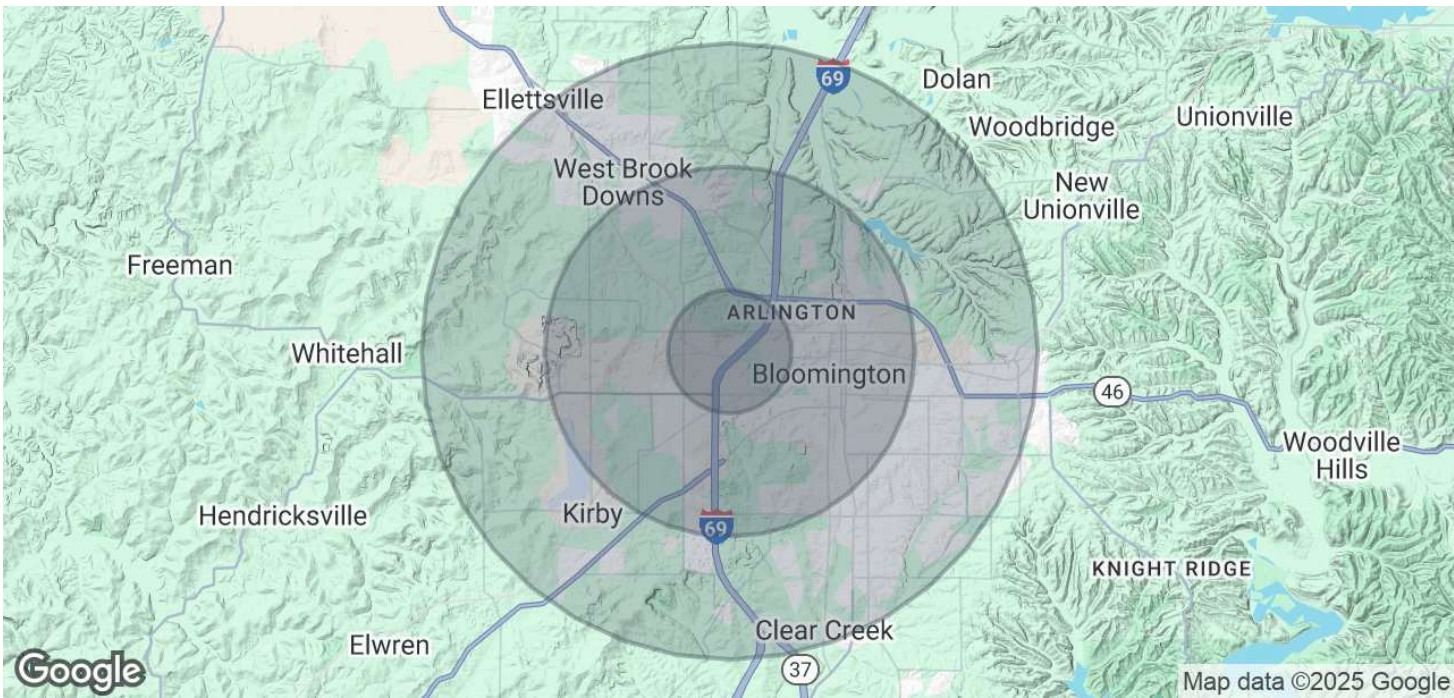


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	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

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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

Demographics data derived from AlphaMap

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