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**AVISON  
YOUNG**

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**4900 W State Road 45**

Bloomington, IN 47403

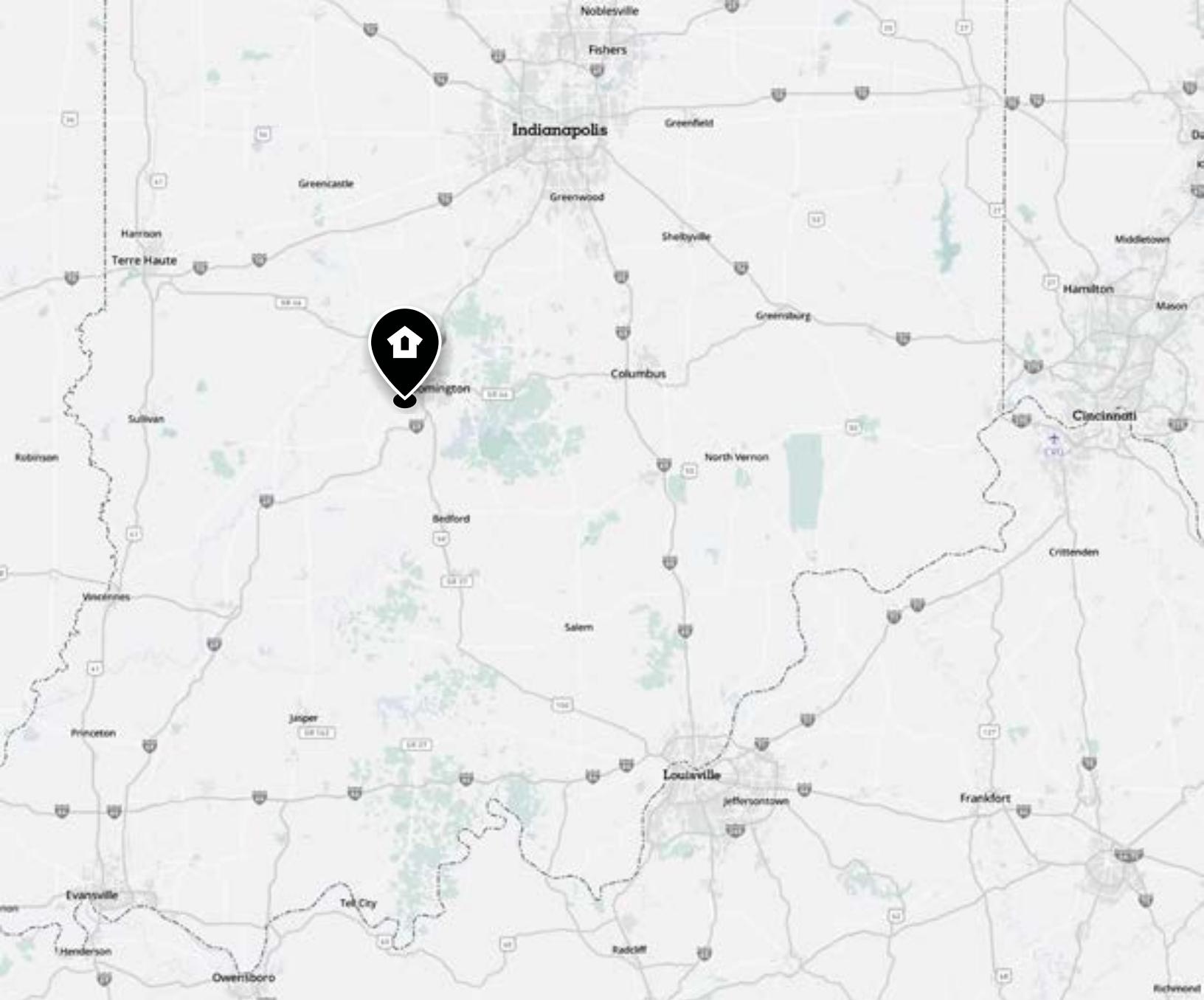
Industrial flex opportunity located in  
Bloomington, IN

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**For sublease**

- Sublease available through March 31, 2036
- Two buildings totaling 13,000± sf on 1.06 acres
- 11 car parking spaces
- Limited Business (LB) zoning
- Office furniture included
- Immediate access to State Road 45
- 1.5 miles to I-69 interchange
- **Main building**
  - 10,800 sf total with 1,465 sf office
  - 5 drive-in doors (2-12' x 13' and 3-9' x 8')
  - 13' clear height
  - Warehouse fully conditioned
  - 400 amp, 208 volt, 3-phase power
- **Free standing garage**
  - 2,200 sf
  - 4 drive-in doors (1-10' x 9' and 3-8' x 9')
- Lease rate: \$9.00 psf NNN, minimum 3-year term





## Drive times

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**1.5 miles**  
to I-69 North & South  
interchange

**4.8 miles**  
to downtown  
Bloomington

**27 miles**  
to Crane Naval Base

**43 miles**  
to I-70 East & West  
interchange

**59 miles**  
to Downtown  
Indianapolis

**90 miles**  
to Downtown  
Louisville

# Inside **INDIANA**

2025

Compiled by the Indiana Economic Development Corporation

## Best State Tax Climate Index

The Tax Foundation, 2024

Michigan 11<sup>th</sup>  
Kentucky 18<sup>th</sup>  
Ohio 36<sup>th</sup>  
Illinois 37<sup>th</sup>

10<sup>th</sup>

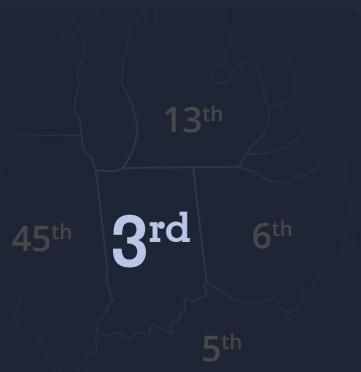
## Best State to Start a Business

Forbes, 2024

6<sup>th</sup> Ohio  
24<sup>th</sup> Kentucky  
28<sup>th</sup> Illinois  
40<sup>th</sup> Michigan

## Workers Comp Premium Rate

State of Oregon, 2022



AAA

AAA

AA

A+

A-

Indiana

Ohio

Michigan

Kentucky

Illinois

## Bond Rating

Standard & Poor's Global, 2024

## Cost of Doing Business

CNBC America's Top States  
for Business, 2023

5<sup>th</sup>

32<sup>nd</sup>

4<sup>th</sup>

10<sup>th</sup>



## State Infrastructure

CNBC State Infrastructure Ranking, 2023



Kentucky  
29<sup>th</sup>

For more information,  
please contact:

Peter Seoane  
1 317 210 8811  
peter.seoane@avisonyoung.com