

**AVISON
YOUNG**



4900 W State Road 45

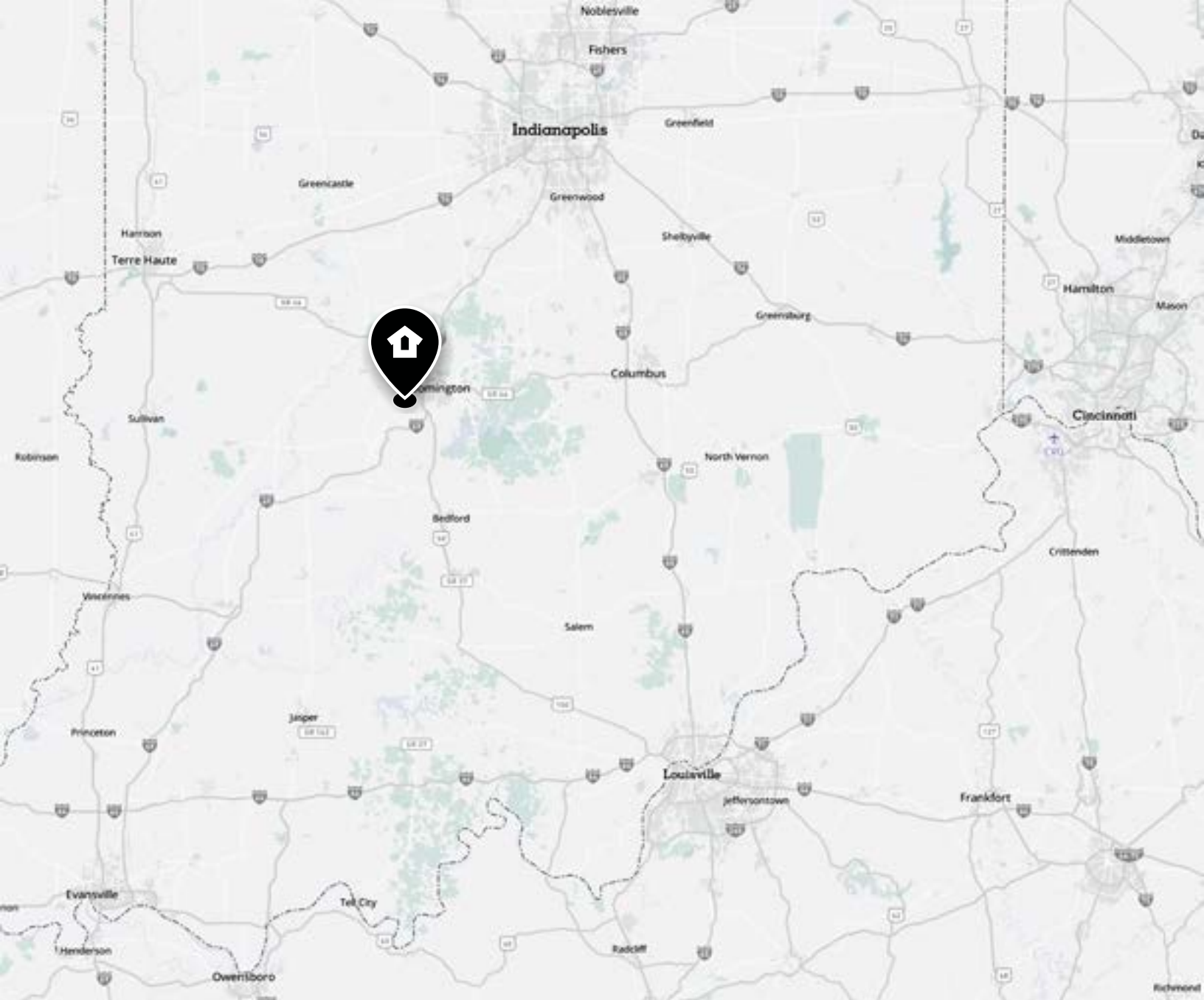
Bloomington, IN 47403

Industrial flex opportunity located in
Bloomington, IN

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

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 **11th**
Kentucky **18th**
Ohio **36th**
Illinois **37th**



Best State to Start a Business

Forbes, 2024

6th **Ohio**
24th **Kentucky**
28th **Illinois**
40th **Michigan**

Workers Comp Premium Rate

State of Oregon, 2022



Indiana



Ohio



Kentucky



Michigan



Illinois

Property Tax Index Rank

The Tax Foundation, 2024

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

32nd

5th

4th

10th



State Infrastructure

Illinois
2nd

Ohio
6th

Michigan
26th

Kentucky
29th

CNBC State Infrastructure Ranking, 2023

**For more information,
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