

FOR SALE / LEASE

VIEWEG
REAL ESTATE

Central Illinois Industrial Warehouse / Flex Space

107 Caroline St, Bloomington, IL 61701



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PROPERTY DESCRIPTION

Presenting 107 Caroline St, a 12,100 SF industrial/flex space with 2 units, zoned M-2, in Bloomington, IL. This property can be delivered vacant or the current owners may consider leasing back half of the building. Open to creative financing, reach out to discuss this options further. With strategic zoning and a prime location, this property offers versatile usage options, catering to a range of investor and owner-user needs.

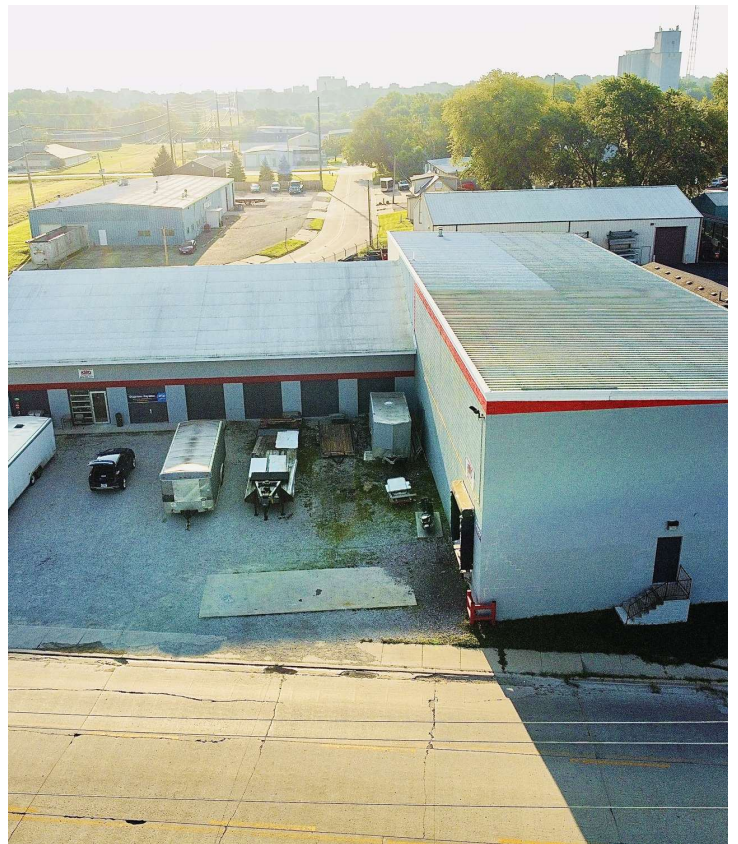
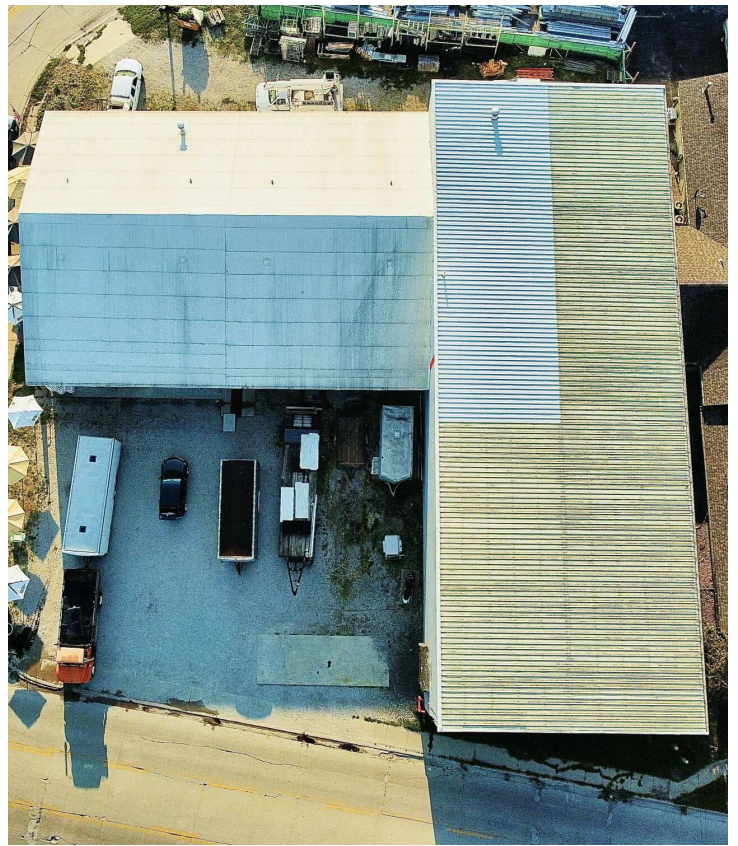
PROPERTY HIGHLIGHTS

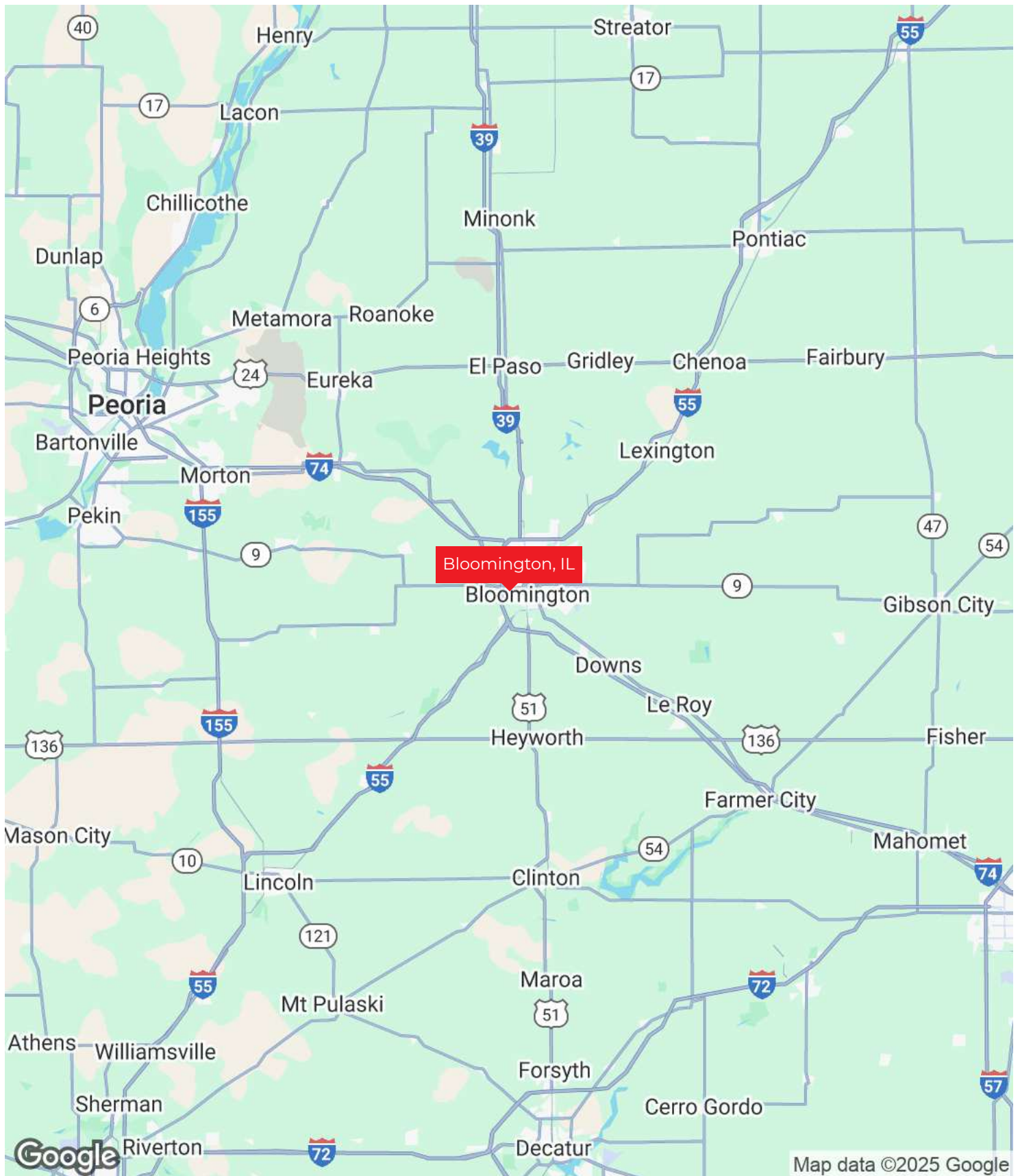
- 12,100 Square Foot Available
- Divisible in 2 units
- Tall Ceilings
- Easy Access
- 4 Overhead Doors
- 1 Dock
- Easily Customizable

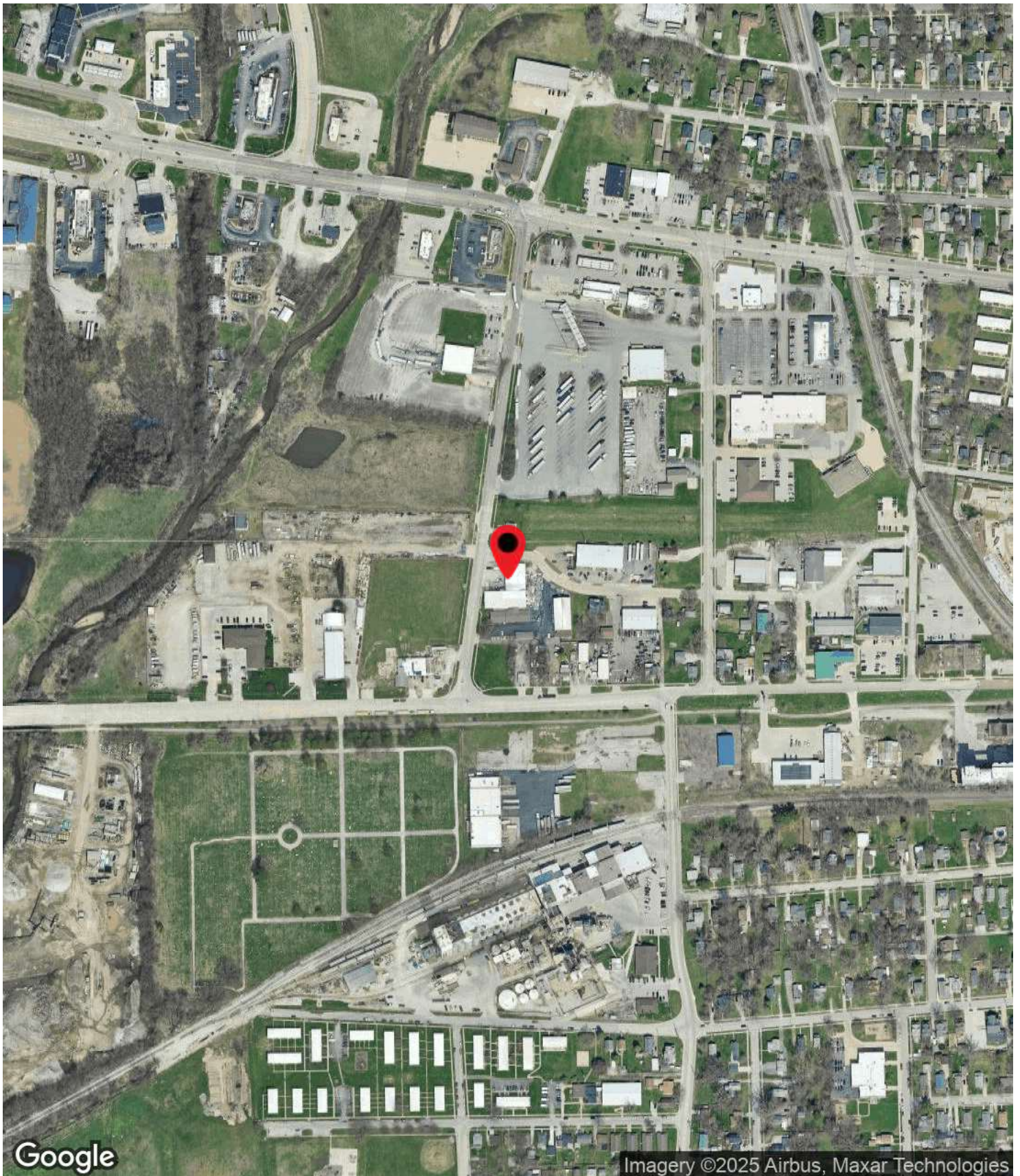
OFFERING SUMMARY

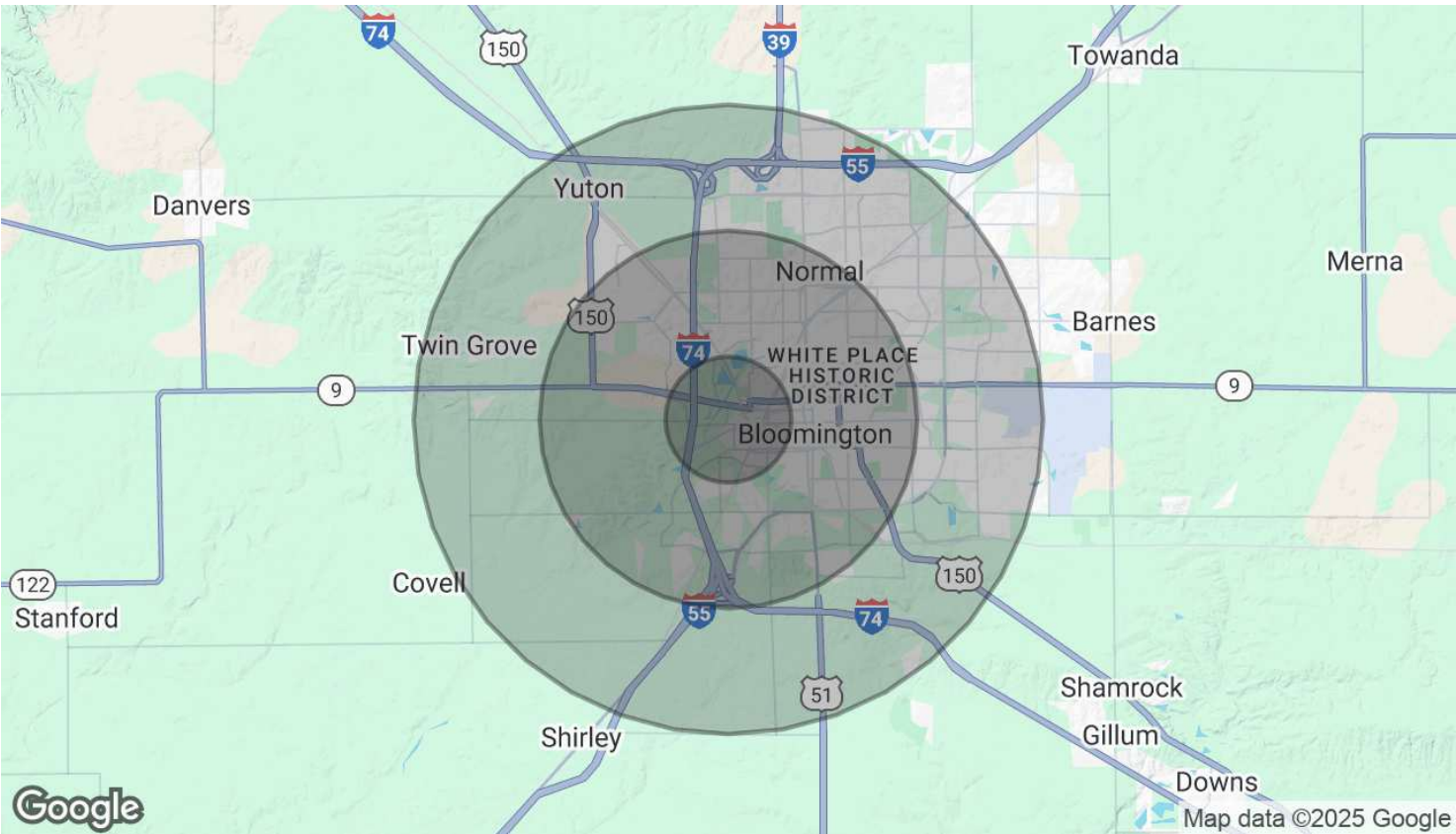
Sale Price:	\$1,200,000
Lease Rate:	\$8.50 SF/yr (MG)
Number of Units:	2
Available SF:	6,000 - 12,100 SF
Lot Size:	0.57 Acres
Building Size:	12,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,585	26,897	49,000
Total Population	6,242	65,428	116,602
Average HH Income	\$66,283	\$72,068	\$88,430









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,242	65,428	116,602
Average Age	37	36	38
Average Age (Male)	36	36	37
Average Age (Female)	38	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,585	26,897	49,000
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$66,283	\$72,068	\$88,430
Average House Value	\$159,799	\$206,592	\$226,290

Demographics data derived from AlphaMap

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