



FOR SALE OR BUILD TO SUIT

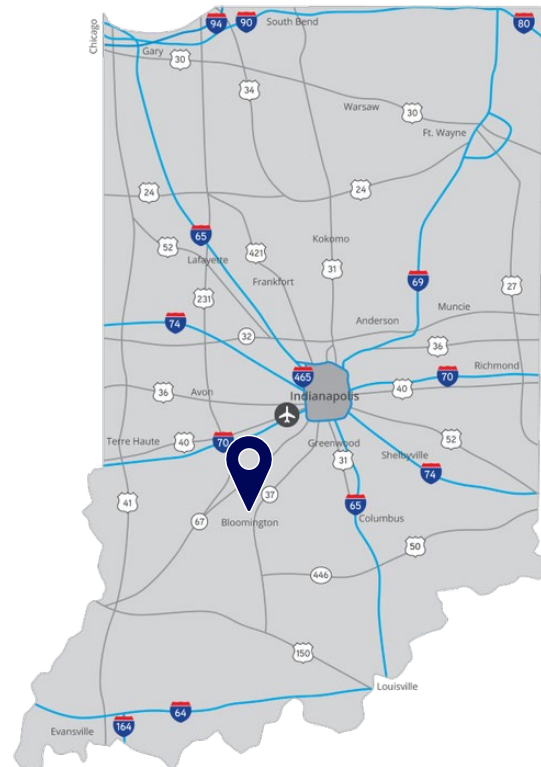
Profile Parkway & Curry Pike

Bloomington, IN

Great access & visibility

Property Highlights:

- (4) remaining lots totaling \pm 19.12 acres
- \$225,000 per acre
- Shovel-ready sites with all utilities and drainage facilities in place (including swales/ditches and detention)
- Located along newly constructed Profile Parkway connector, with curb cuts in place on all lots
- Zoned Industrial General in Monroe County (will be annexed into City of Bloomington)
- Paved and fenced four-acre lot with 400+ parking stalls (lot 2)
- Right-of-way landscaping in place as well as fenced enclosure (lot 5)



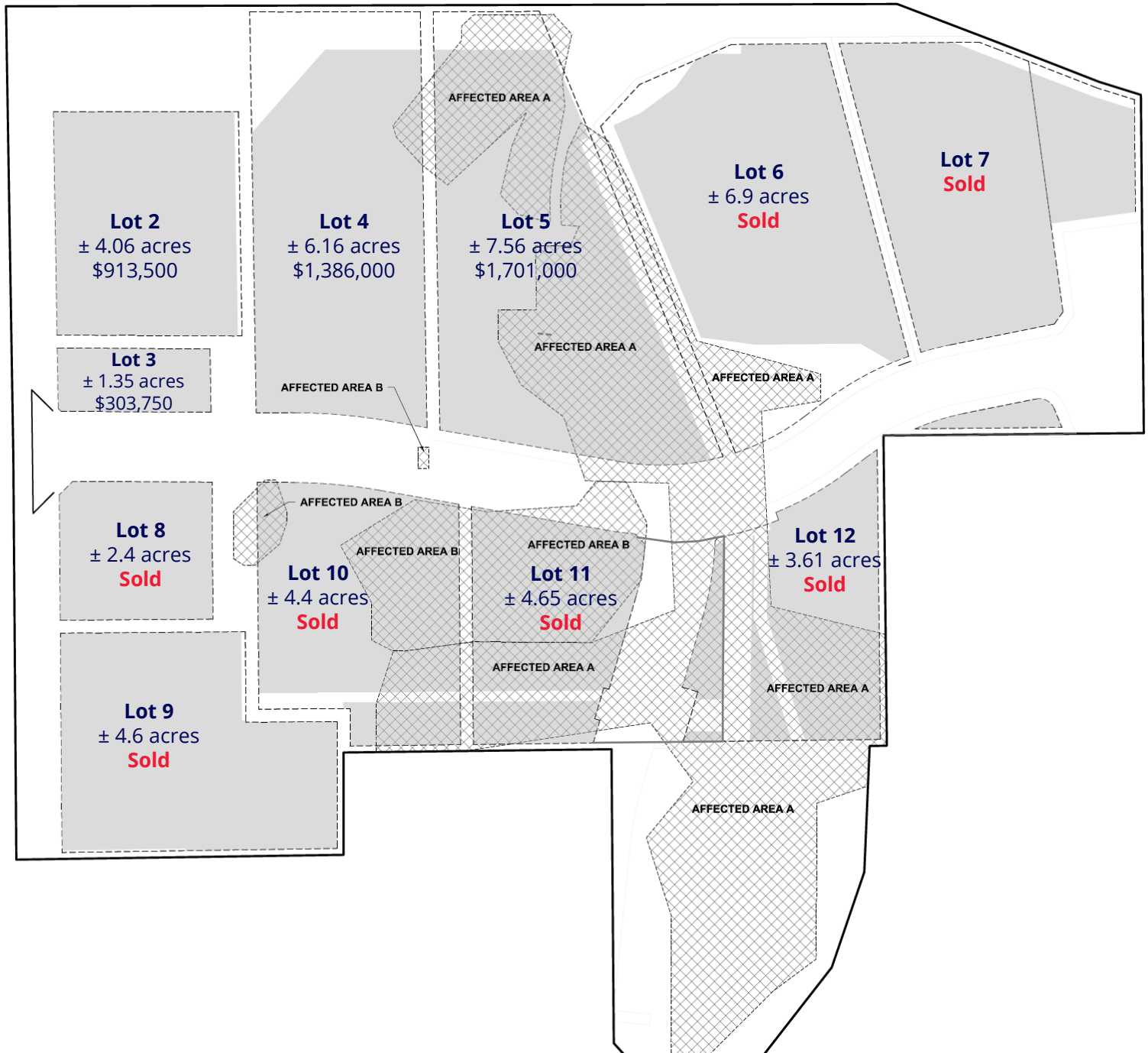
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Available Lots



Lots 2-3

N



Lot 2

Lot 3

Site Specs

Lot 2 ± 4.058 acres | \$225,000/acre | Price: \$913,500

Lot 3 ± 1.347 acres | \$225,000/acre | Price: \$303,750

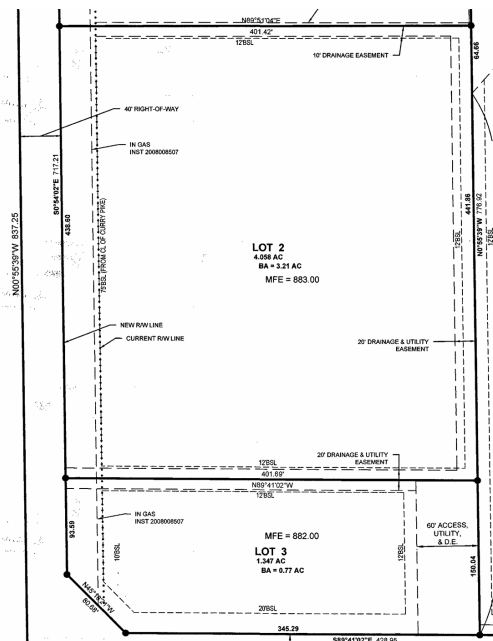
Zoning IG – Industrial General (Monroe County)

Lot Dimensions Lot 2: ±400' deep by 440' wide
Lot 3: ±400' deep by 150' wide

Notes

Lots 2 and 3 must be purchased together. Lot 2 is not buildable. The pavement caps the buried concrete foundation rubble from the demolished Westinghouse manufacturing plant.

Access to lots 2 and 3 is from Profile Parkway only. The Curry Pike curb cut is too close to the intersection, so the County required its closure as a condition of land use approvals.



N

Lots 4-5

N



Site Specs

Lot 4 ± 6.159 acres | \$225,000/acre | Price: \$1,386,000

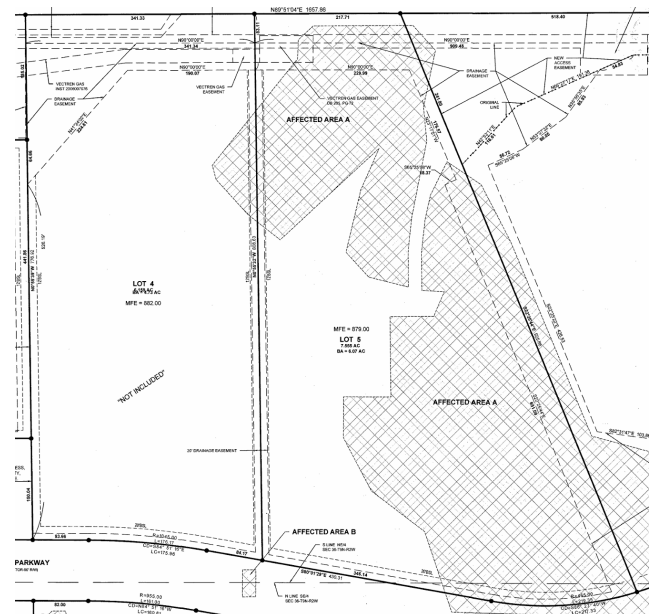
Lot 5 ± 7.555 acres | \$225,000/acre | Price: \$1,701,000

Zoning IG – Industrial General (Monroe County)

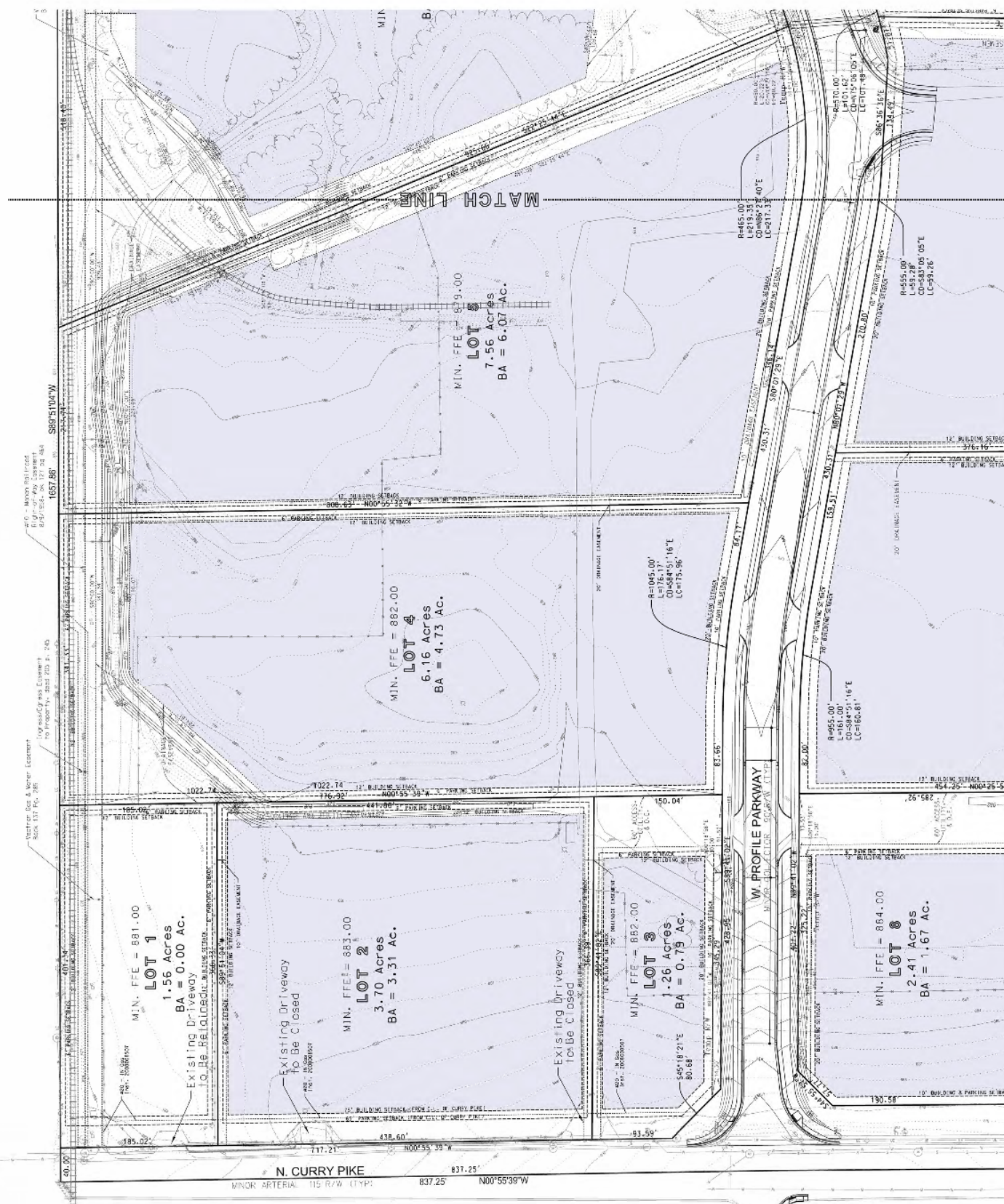
Lot Dimensions Lot 4: ±800' deep by 340' wide
Lot 5: ±800' deep by 420' wide

Notes

Both lots could be rail served by the Indiana Railroad. Lot 5 includes "Affected Area A" areas, which requires one foot of clean fill be placed on top of disturbed areas. There is in place a on Lot 5 a ten-stall paved parking lot, a fenced and graveled enclosure, and code compliant street landscaping.



Plat



Photos

