

Bloomington, Indiana on the B-Line Trail

Coollest Development Potential on the Trail



- Historic industrial charm in former 1922 Standard Oil of Indiana bulk petroleum terminal
- Over 10,000 ft² of solid, usable interior space with outside biergarten and roof deck potential.
- Outstanding solar footprint with full south exposure.
- Located directly on the B-Line Trail, 2 blocks south of downtown and 3 blocks north of Switchyard Park (<https://bloomington.in.gov/parks/parks/switchyard-park>).
- One block east of, and directly on a major corridor/greenway for the coming Bloomington Hospital Redevelopment Project (bloomingtonhospitalsite.com)
- Conceptually approved for Brew Pub use with approximately 30 on-site parking spaces
- Planned structural improvements to accommodate rooftop outside seating and interior staircase.
- Well defined environmental condition with No Further Action Letter from the Indiana Department of Environmental Management. Ready to build.
- Over 1 acre Downtown Commercial Zoning, completed survey. All utilities including 3-Phase Electric available.
- Conventional sale, unsubordinated land lease or owner build to suit options will be considered.
- Mike Woodson is the new IU basketball coach!!! It is a great time to be in Bloomington.