

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



## FOR SALE or LEASE - Freestanding Office Building

### ADDRESS

421 Detroit Drive  
Bloomington, Illinois

### BUILDING SIZE

13,840 sq. ft.

### LOT SIZE

1.73 Acres

### ASKING PRICE

\$1,595,000

### LEASE RATE

\$13.50/sq. ft., Modified Gross

### PARCEL #

22-07-200-036

### YEAR BUILT

2009

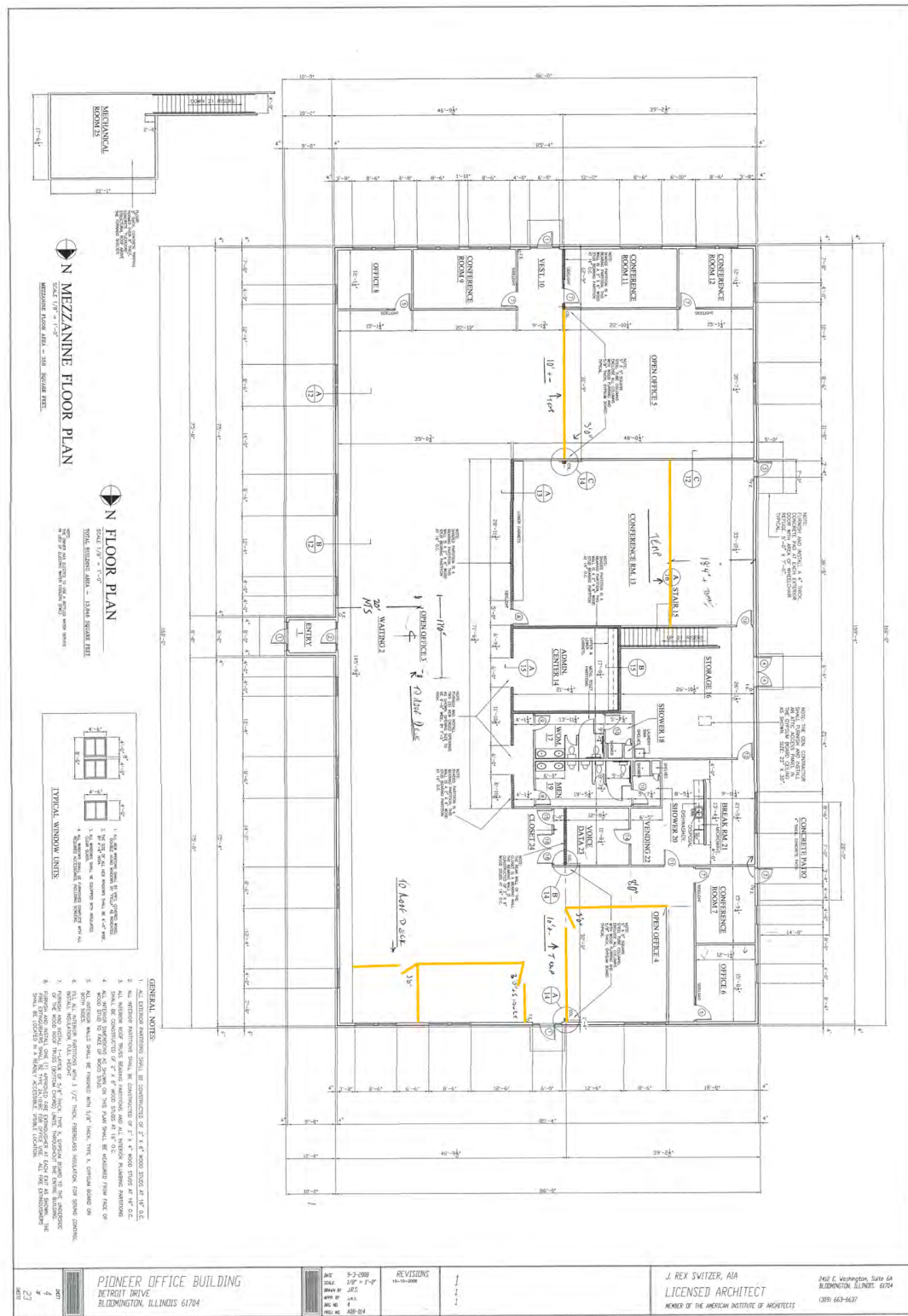
Built in 2009, this freestanding building on Bloomington's east side is the perfect opportunity for Class A office users or potential retro fit for other uses. With its open floor plan and B-1 zoning, the possibilities are wide open. The layout includes seven private offices, a large training room, several conference rooms, a work room, and a large kitchen/break room.



**Laura Pritts**  
Designated Managing Broker  
[lptritts@axis360.co](mailto:lptritts@axis360.co)  
(309) 824-0507

Visit our Website:  
[www.axis360.co](http://www.axis360.co)









3001½ Gill St.  
Suite A  
Bloomington, Illinois  
[www.axis360.co](http://www.axis360.co)

Visit our Website:



## BLOOMINGTON-NORMAL

### MCLEAN COUNTY, ILLINOIS

The Bloomington-Normal area is a vibrant community of approx. 168,000. It is a financial, manufacturing and educational hub located in the heart of Illinois at the intersections of I-39, I-55 and I-74, and within an easy two-hour drive of Chicago, St. Louis and Indianapolis.

Bloomington-Normal is a unique market thanks to its diversified economic and educational profile. There is energy and optimism in the local culture with excellent colleges and universities like the thriving Illinois State University (approx. 21,000 students), Illinois Wesleyan University, which is a top tier private school, and Heartland Community College, a rapidly expanding community college, working closely with local employers to provide strong local talent. Home to State Farm Insurance, Country Financial, and Rivian Automotive, the Bloomington-Normal workforce exemplifies the hardworking values of the Midwest.

It is a clean, growing city with an excellent reputation, earning #2 best metro area in the nation to live, work and have fun-Smart Asset (2023); Top 10 Most Livable College Towns-Strategistico (2022); #1 Happiest Cities-Zippia (2020); and #23 America's Best Small Cities-Best Cities (2020)

#### **Top Employers Include:**

- State Farm Insurance (Headquarters): 14,000+/-
- Rivian Automotive: 7,800 +/-
- Illinois State University: 3,885 +/-
- Country Financial: 3,718 +/-
- Carle BroMenn Medical Center: 2,278 +/-
- OSF Healthcare: 1,286 +/-

Bloomington-Normal is a growing and thriving community with expanding employers and an optimistic outlook for the future.



Rivian, an electric car company, has invested more than \$1 billion in a manufacturing plant in Normal, IL. They started delivering vehicles to customers in September 2021, and currently employ approx. 7,800 locally. The arrival of Rivian has led to large investments in education including a new \$15M robotics program at Heartland Community College geared towards training electric vehicle technicians, and a new \$44M



In October 2021, Ferrero Group, the Italian chocolatier, confirmed that it will begin building its first production facility in the United States in Bloomington at a cost of \$75

**Laura Pritts, Designated Managing Broker**

[lpitts@axis360.co](mailto:lpitts@axis360.co)

**(309) 824-0507**