



TRADES DISTRICT

Located in Bloomington’s downtown certified tech park, the Trades District is a 12-acre development ideally located for innovation-fueled companies. The Trades District sits at the heart of an 84-mile I69 “Sci-Tech Corridor” providing easy access to Indianapolis International Airport, Indiana’s Capital city, and a short drive to NSWC Crane.

- ### HIGHLIGHTS
- Walking distance to Indiana University
 - Located in downtown Bloomington and its robust culture, dining and entertainment offerings
 - On the “B-Line”, Bloomington’s 3.1-mile bike-pedestrian corridor providing safe commuting alternatives
 - Located in federal Opportunity Zone and Indiana Certified Tech Park



Together with the major new CHIPS-related investments at NSWC Crane, Bloomington, and Indiana University, the Trades District is poised to become a significant economic driver for Bloomington and the surrounding region.

Companies located in the Trades District will be well-positioned to tap into the talent pipeline at Indiana University and Ivy Tech Bloomington. Over 59% of the Bloomington MSA population has post-secondary academic degrees. With Indiana’s favorable business climate and Bloomington’s affordable cost of living, the Trades District is a smart location for growth-oriented companies.

- ### AVAILABLE SITES
- 1 2 ACRES, AVAILABLE FOR SALE OR LEASE**
Target uses: mixed-use/housing
 - 2 2 ACRES, AVAILABLE FOR SALE OR LEASE**
Target uses: mixed-use/employment
 - 3 .86 ACRES, AVAILABLE FOR SALE OR LEASE**
Target uses: mixed-use/employment
 - 4 .5 ACRES, AVAILABLE FOR SALE OR LEASE**
Target uses: mixed-use/employment