



3001 ½ Gill St.  
Suite A  
Bloomington, IL  
61704  
[axis360.co](http://axis360.co)



**BUILDING SIZE**  
10,220 SF

**LOT SIZE**  
1.22 Acres

**LEASE RATE**  
\$11.00, Modified Gross

**ZONED**  
COM

**PARCEL #**  
13-35-351-003

**BUILT**  
2006

## 14150 CAROLE DR. BLOOMINGTON, IL 61705

### FLEX BUILDING | **FOR LEASE**

#### Property Overview

Exceptional opportunity to lease a versatile 10,220 square foot flex building ideal for construction trades, service businesses, or light industrial users. The property features a well-balanced mix of office, shop, and storage space designed for operational efficiency and comfort.

#### Building Features

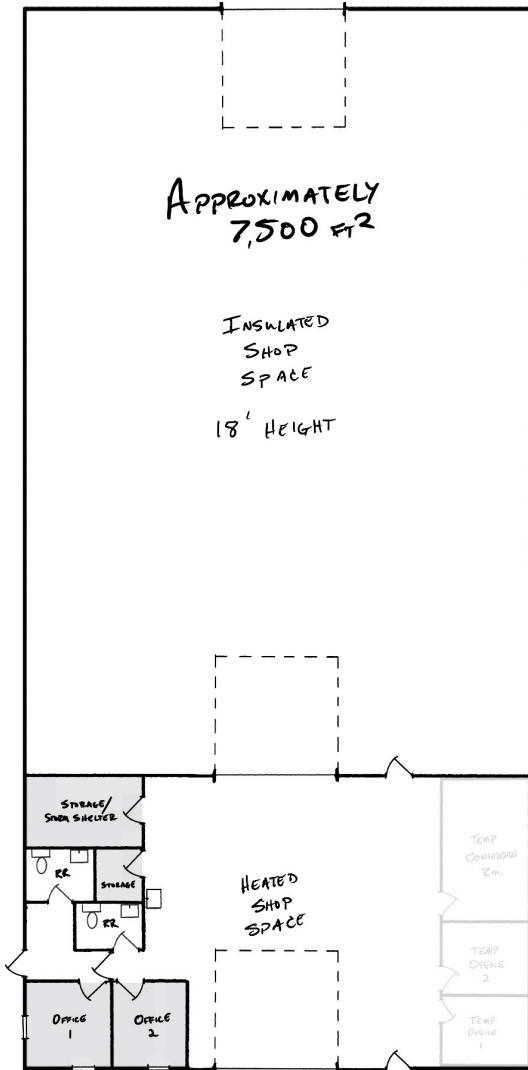
- 7,500 SF of Insulated Shop Space with 18' clear height
- Heated Shop Area with flexibility to expand or reconfigure as needed
- Two Nicely Finished Offices with natural light and windows
- Small Lobby/Reception Area providing a professional entry point
- Two Restrooms conveniently located near office and shop areas
- Dedicated Storage / Storm Shelter Space
- Optional Temporary Offices & Conference Room for flexible layout or additional heated workspace at the discretion of the tenant.
- Ample concrete parking and easy access for deliveries and equipment
- Large gravel laydown yard &/or additional truck or equipment parking on West side of building.



## FLEX BUILDING FOR LEASE



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**TOTAL BUILDING SIZE**  
**10,220 Ft<sup>2</sup>**

