

INDUSTRIAL BUILDING FOR SALE

1151 Bloomingdale Drive
Bristol, Indiana



PROPERTY DETAILS

Located in Bristol Industrial Park with immediate access to State Road 15. M-2 Zoning. Municipal water and sewer. Fire protection system.

Great open production areas with good clearances.

48,588 square-foot. Main production 160' x 250. 3-14' tall grade level doors.
1200-Amp/480-Volt/3-Phase power. Offices. Breakroom. Training Room. Production offices.



HIGHLIGHTS

Building Size:	48,588 SF (Includes 2,500 SF Formal Office)
Land:	4.24 Acres
Year Built:	1990
Restrooms:	2 – Office; 2 - Plant
Doors:	2—14' Tall Grade Level; 1 – 10' Tall Grade Level
Docks:	3 – Recessed Truck Docks
Dimensions:	160' x 250' @ 20' Eave; 44' x 127' @ 18' Eave; 50' x 50' Formal Office Area
Power:	1200 Amp/480 Volt/3-Phase
HVAC:	Gas Unit Heaters
Utilities:	Gas – NIPSCO; Electric – AEP; Water & Sewer – Town of Bristol
Annual Taxes:	\$31,482.24 (2024 Pay 2025)
Asking Price:	\$2,495,000

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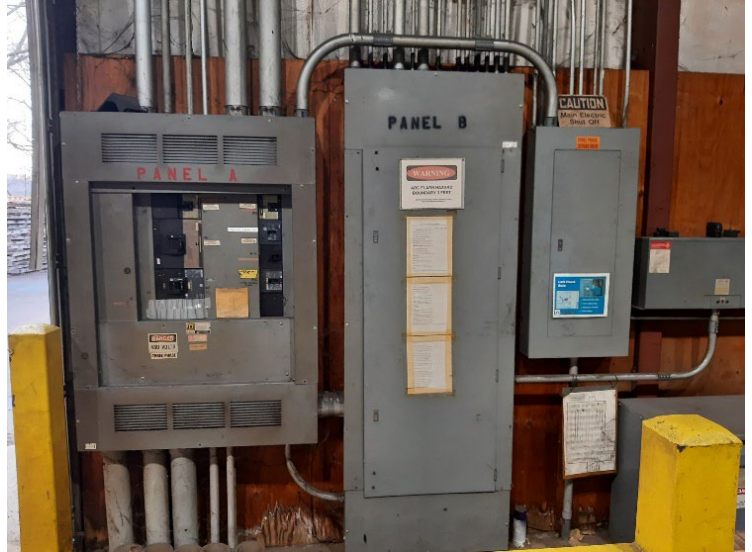
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BUILDING PHOTOS

1151 BLOOMINGDALE DRIVE
Bristol, Indiana



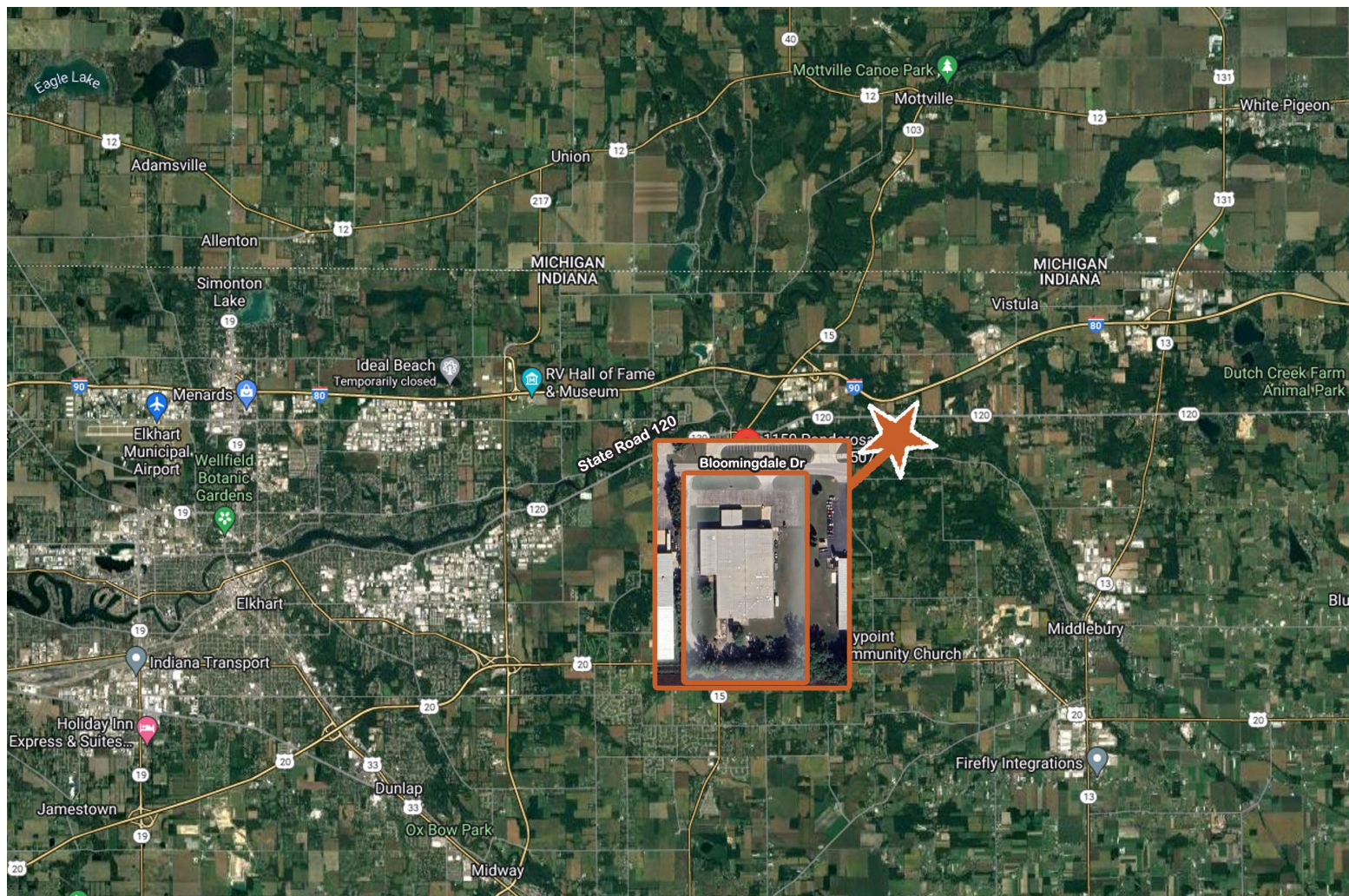
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PROPERTY LOCATION

The property is located in the Bristol Industrial Park just east of State Road 15. Excellent location and easy access to your commercial customers via State Road 120 and I-80/90 Toll Road, located just minutes to the north.



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