



LEASE

1201 E. Bell Street

1201 E. BELL STREET

Bloomington, IL 61701

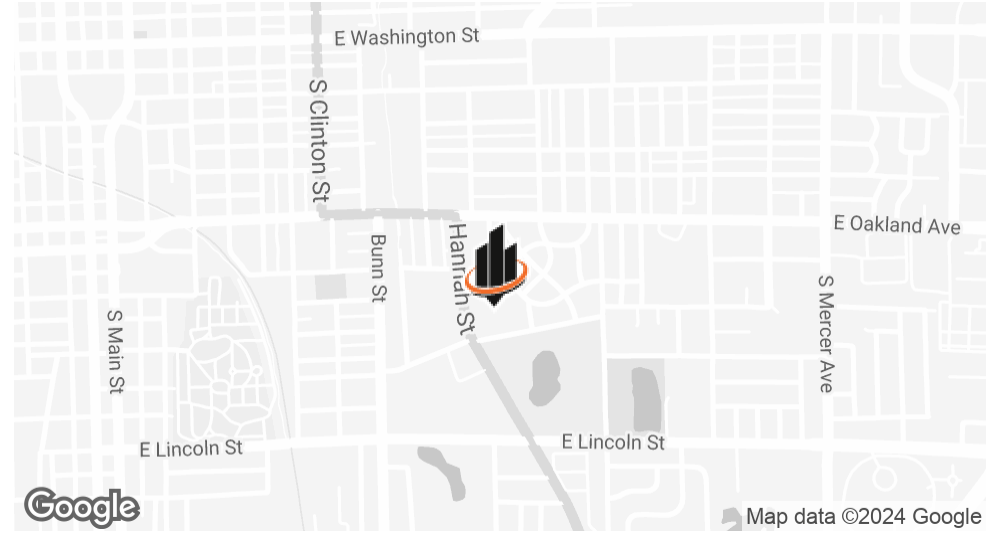
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7.00 SF/yr (NNN)
AVAILABLE SF:	6,500 - 35,000 SF
LOT SIZE:	11.24 Acres
BUILDING SIZE:	389,000 SF

PROPERTY DESCRIPTION

SVN Core 3 Commercial is now leasing the warehouse spaces of 1201 E. Bell Street. The available industrial flex spaces range in size from 6,500 SF up to 35,000 SF. There are overhead doors and docks available as well. The spaces could be perfect for storing vehicles, boats or campers. These are NNN leases with an additional \$0.58 per SF. Owner has recently done several upgrades to the building including but not limited to several new overhead doors, roof replacement in areas, new restroom buildouts, new office spaces, LED upgrades and more. Call today for a showing.

PROPERTY HIGHLIGHTS

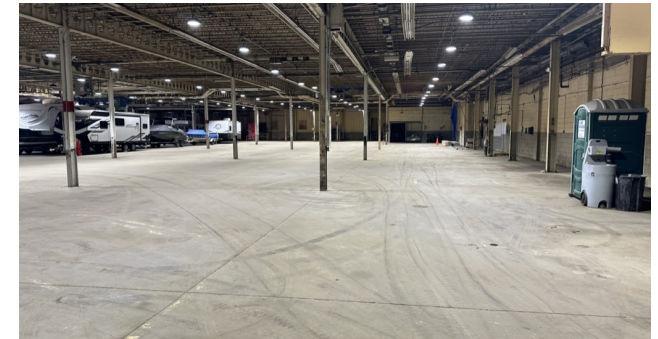
- Large Industrial Flex Warehouse Spaces
- Dock & Overhead Door Access

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ADDITIONAL PHOTOS



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LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	6,500 - 35,000 SF	LEASE RATE:	\$7.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

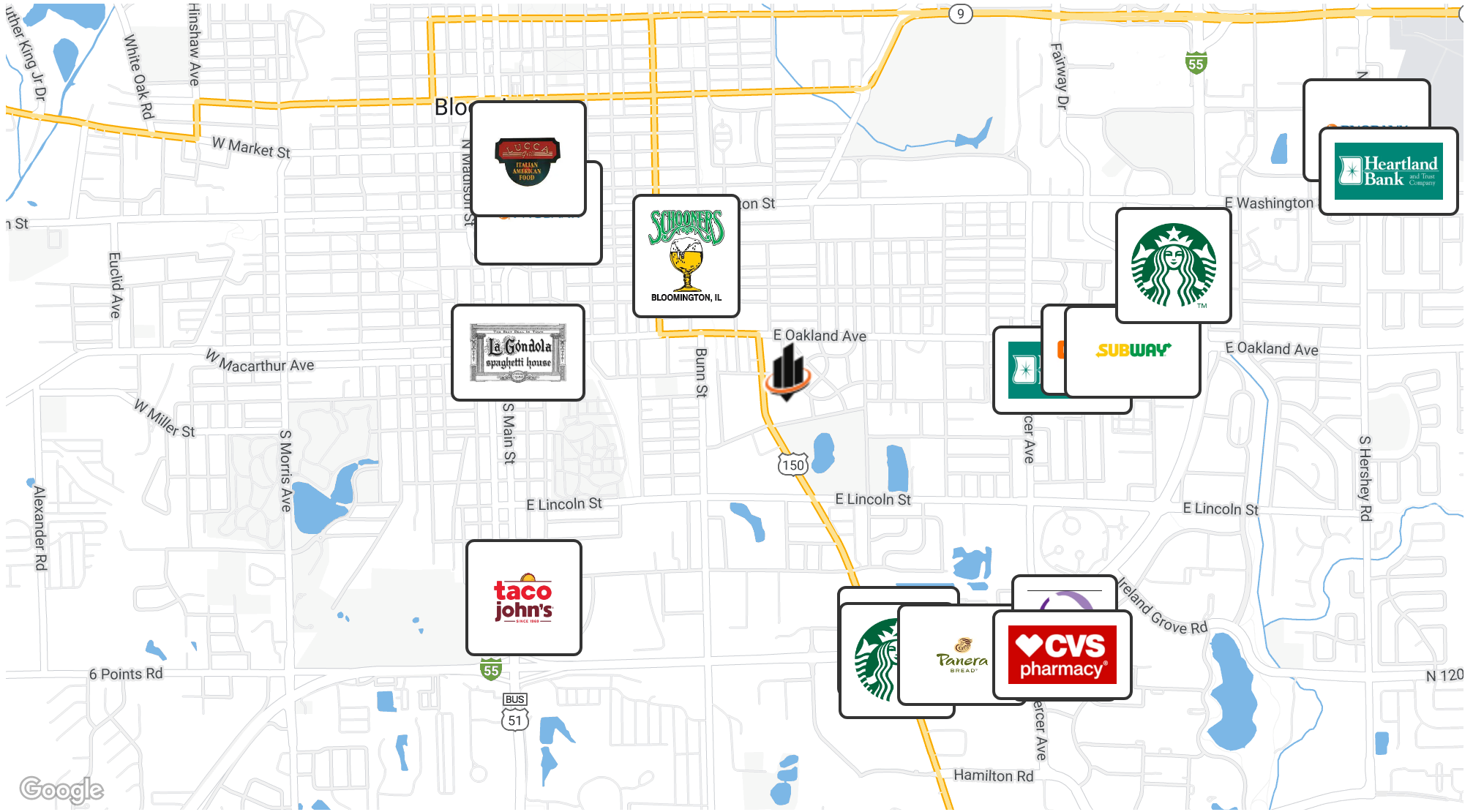
1201 E. Bell St - Building 3	Available	20,000 SF	NNN	\$7.00 SF/yr	Building 3 offers up to 20,000 SF of wide open warehouse/flex space. This space has access to a shared loading docks and overhead door area.
1201 E. Bell St - Building 5	Available	19,000 SF	NNN	\$7.00 SF/yr	Building 5 offers up to 19,000 SF of wide open warehouse/flex space, however owner is open to subdividing the space. This space has access to a shared loading dock area, as well as 2 overhead doors.
1201 E. Bell St - Building 6	Available	35,000 SF	NNN	\$7.00 SF/yr	Building 6 offers up to 35,000 SF of wide open warehouse/flex space, however owner is open to subdividing the space. This space has access to a shared loading docks and overhead door area.
1201 E. Bell St - Building 9	Available	6,500 SF	NNN	\$7.00 SF/yr	Building 9 offers up to 6,500 SF of wide open warehouse/flex space. This space has it's own overhead door.

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

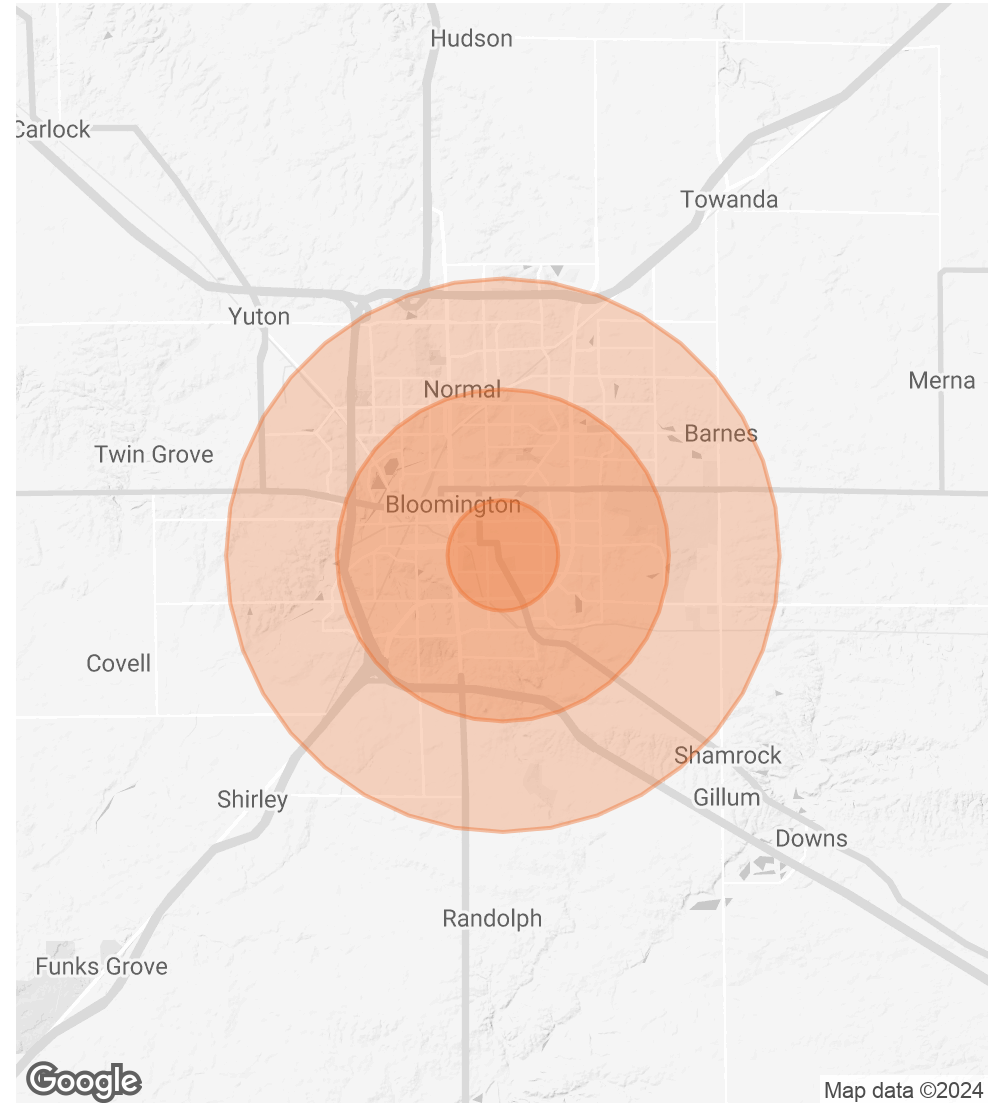
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,962	79,116	149,458
AVERAGE AGE	36.8	33.5	31.6
AVERAGE AGE (MALE)	35.0	32.1	30.8
AVERAGE AGE (FEMALE)	39.2	35.2	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,225	31,913	57,036
# OF PERSONS PER HH	2.1	2.5	2.6
AVERAGE HH INCOME	\$62,012	\$60,541	\$66,444
AVERAGE HOUSE VALUE	\$167,082	\$143,301	\$164,113

2020 American Community Survey (ACS)



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MEET THE TEAM



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