



COMMERCIAL REAL ESTATE

3001 ½ Gill St.
Suite A
Bloomington, IL
61704
axis360.co



SPACE AVAILABLE

253,000 SF (divisible)

LEASE RATE

\$5.00–7.00/SF

LEASE TYPE

NNN (\$1.50/SF estimated)

BUILT

1920 / 1974

ZONED

M1

POWER

3 Phase–480V & 208V

1100 BELL STREET, BLOOMINGTON

WAREHOUSE SPACE | **FOR LEASE**

We are pleased to offer this distinctive opportunity to lease warehouse space in the heart of Bloomington, Illinois. The layout of the property gives us the unique ability to lease to a single tenant or multiple tenants with smaller private secured space.

Spread across 253,000 square feet, this warehouse provides ample room for your business aspirations to flourish. Whether you're looking to store goods, establish a production facility, or create a vibrant commercial space, the possibilities are endless. The generous square footage allows for versatile customization, ensuring that your vision can come to life within these historic walls.

Call today to schedule a showing!



The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

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1100 BELL STREET BLOOMINGTON, IL

Building 1: ~23,994 SF

- Existing Restrooms
- 3 dock spaces (south end)
- 1 semi ramp

Building 2: ~9,413 SF

- 3 docks (north end)
- 1 overhead door (south end)

Building 3: ~29,406 SF

- Tornado Shelter
- Sharable docks with Building 2 or 4

Building 4: ~13,268 SF

- 3 docks (north end)
- Restroom rough in

Building 5: ~33,068 SF

- 2 story attached office building

Building 6: ~64,320 SF

- 3 docks (north end)
- 1 overhead door (north end)
- Attached office (3,844 SF)
- Interior restrooms
- Interior break room

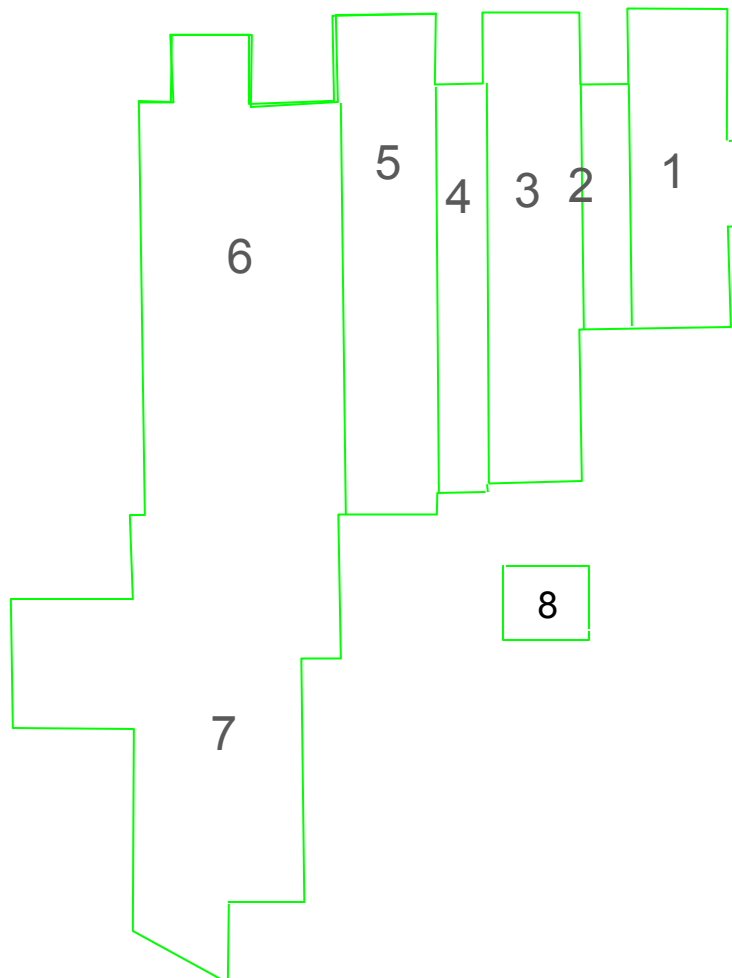
Building 7: ~73,454 SF

- 1 overhead door (east side)
- Restroom rough in

Building 8: ~6,888 SF

- Storage building, no plumbing
- 3 overhead doors

Overall Building Layout



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