



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



**BUILDING SIZE**  
7,250 SF

**LOT SIZE**  
0.37 acres

**LEASE RATE**  
\$5,000 per month

**LEASE TYPE**  
Modified Gross

**ZONED**  
GAP-6

**POWER**  
3 Phase / 400 Amp

## 805 W. LOCUST STREET, BLOOMINGTON

### FLEX BUILDING | FOR LEASE

Available for lease on the near west side of Bloomington, this versatile freestanding flex building is situated along Locust Street, the westbound portion of Rt 9/Rt 150. The location provides easy access to the truck route leading to I-55/I-74.

This adaptable space has previously served as an office, storage, and contractor space. The building features a fully open floor plan divided into three unique sections:

- Front Section: Includes a small kitchenette, two restrooms, and ample open space.
- Middle Section: Offers a private office, an additional restroom, and more open space.
- Back Section: Equipped with an overhead door, this is an open warehouse area of approximately, 2,500 square feet

The entire building is climate-controlled, both heating and air-conditioning, ensuring a comfortable environment year-round.

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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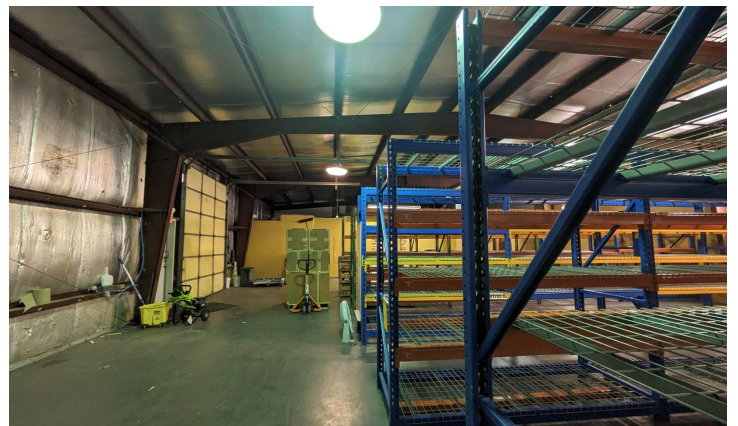
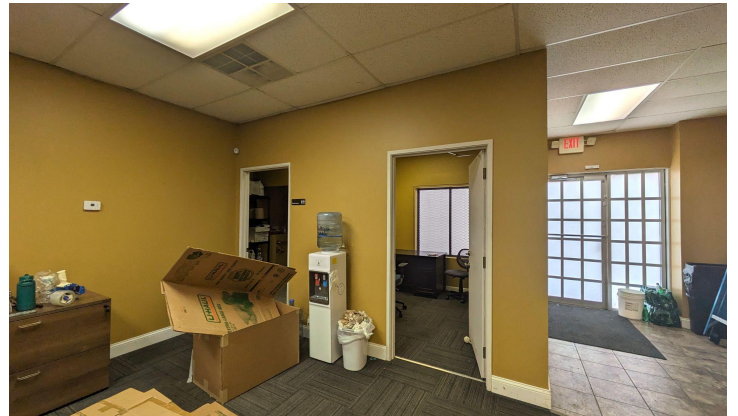
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