

# AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.  
Suite A  
Bloomington, Illinois

[www.axis360.co](http://www.axis360.co)



*Spaces also Available for Lease!*  
*Contact Listing Broker for additional information*

## FOR SALE - Industrial Warehouse in Downtown Bloomington

### Address

408 S Madison, Bloomington

### Price

\$995,000

### Total Building Size

78,248 Sq. Ft.  
Approx. 19,562 per floor

### Parcel

21-04-384-001

### Zoning

D-3

### Lot Size

0.50 Acres

### RARE INDUSTRIAL OPPORTUNITY IN DOWNTOWN BLOOMINGTON

#### 78,248 SQ FT | HISTORIC WAREHOUSE DISTRICT

This is your chance to own an exceptional industrial building in Bloomington's historic warehouse district. This iconic "John Deere" building is in excellent condition and has been structurally verified. Potential for industrial, creative, or adaptive reuse. Don't miss this unique investment opportunity!

#### Property Highlights:

- Massive 6,000 lb service elevator serving all levels – basement to 4th floor
- Fully sprinklered with a 4" dry system throughout
- Roof replaced in 2018 (tear-off and reroof)
- Prime location adjacent to the ART PARK at the Madison St. bridge
- **Contact Broker for income and expense info**
- **Additional adjacent properties may be available. Contact Broker.**



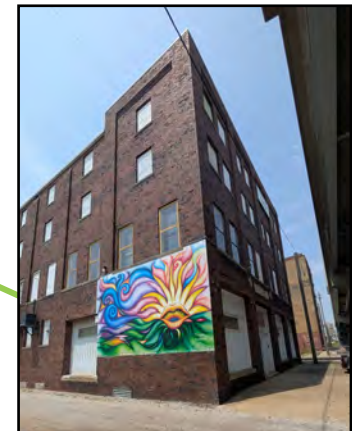
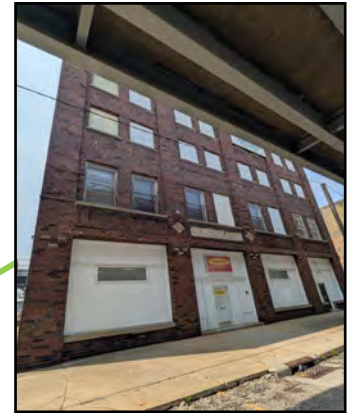
**Laura Pritts**  
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Visit our Website:  
[www.axis360.co](http://www.axis360.co)





## AERIAL







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