



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



BUILDING SIZE
18,000 SF

LOT SIZE
1.26 Acres

PRICE
\$2,200,000

ZONED
B1

PARCEL #
21-01-127-002

BUILT
2002

TAXES (2024)
\$36,907.76

2401 1/2 E. EMPIRE ST. BLOOMINGTON, IL 61701

FLEX BUILDING | **FOR SALE**

This property offers a strong opportunity to bring new life to a prime Bloomington location. With a repositioned price, it is ready to be activated quickly and put back to use. The building includes a large tile-floored showroom, three to four private offices, secured storage areas, and restrooms. The rear warehouse space is well equipped with an oversized overhead door, a dock door, and a convenient drive-through connection into the showroom. Ceilings throughout are tall and open, creating versatility for a wide range of uses including showroom, retail, service business, or creative workspace. The front of the property features a fenced patio facing Empire Street, adding potential for outdoor use.

The property is built with quality infrastructure. Power includes 208 volt single phase service with three 200 amp boxes plus an additional 125 amp service in the showroom. Mechanical systems include six rooftop HVAC units, radiant tube heating in the warehouse, and a dedicated furnace and air conditioning system for the offices. The warehouse is equipped with an explosion proof drainage system with oil separator, a ventilation fan with air exchange and damper, and a three hour fire rated wall separating it from the showroom. Additional features include secured storage with racking, an LED marquis sign along Empire Street, and ample parking. Location is highly visible with strong traffic counts between Veterans Parkway and the Central Illinois Regional Airport and surrounded by prominent anchor businesses. This property is ready to be repositioned and brought back to life for its next chapter.



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Building Features

- Steel post-frame w/ exterior masonry walls.
- Fully insulated.
- Fire-rated wall separates warehouse & showroom with 9' x 9' fire-rated overhead door. Not Sprinkled

Retail Showroom (Approx. 10,000 Ft²)

- Open span with center columns 26' apart (22' apart at north section).
- Beam heights:
 - Center Peak: 14' to beam, 16'8" to rafters.
 - Outside edge: 11'5" to beam, 13'9" to rafters.
 - Soffit finished at 11'9".
- Six rooftop HVAC units.

Warehouse (Approx. 5,000 Ft²)

- Open span, no columns.
- Clear heights:
 - Center Peak: 20' to beam, 22'8" to rafters.
 - Outside edge: 16' to beam, 18'9" to rafters.
- Heated by radiant tube heat
- At-grade overhead door: 14' x 14'.
- Dock door: 9' x 10'.

Office / Utility (Approx. 3,000 Ft²)

- Finished offices, mechanical, utility, and restrooms.
- Office/restrooms served by traditional mini split HVAC System

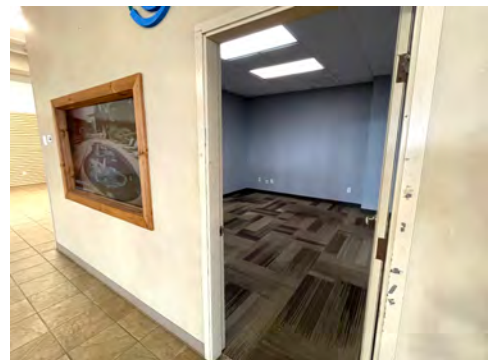
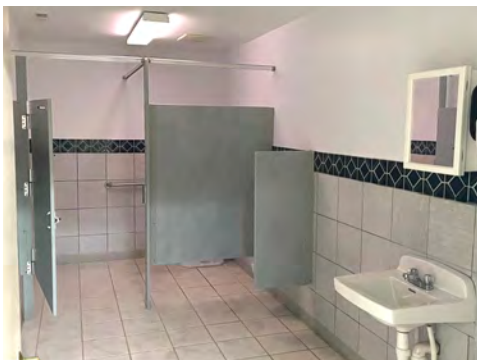
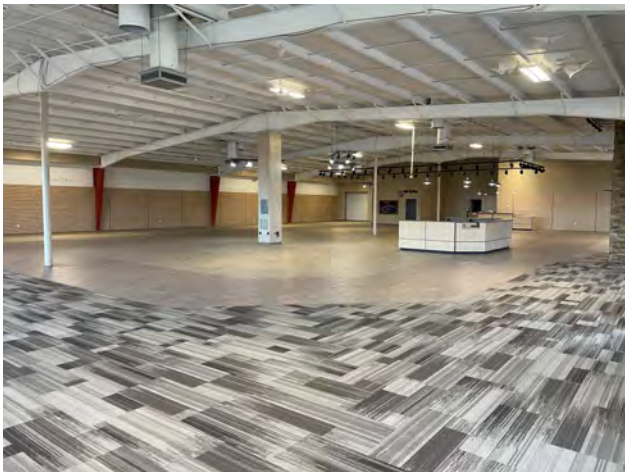




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