

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE - Freestanding Gym/Warehouse

ADDRESS

4113 E. Oakland Avenue
Bloomington, Illinois

SIZE

20,000 sq. ft.

PRICE REDUCED

~~\$3,590,000~~ ~~\$3,190,000~~ **\$2,590,000**

LOT SIZE

2.07 Acres

ZONING

B-1, City of Bloomington

TAX ID

22-07-226-010

YEAR BUILT

2020

**Major Price
Improvement!**

Incredible opportunity to purchase a newly constructed, high end gymnasium for a fraction of new construction cost!

Built in 2020 by Catalyst Construction, the building is approx. 20,000 sq. ft., consisting of 17,000 sq. ft. of high cube open space on the main level, plus an additional 3,000 sq. ft. finished mezzanine.

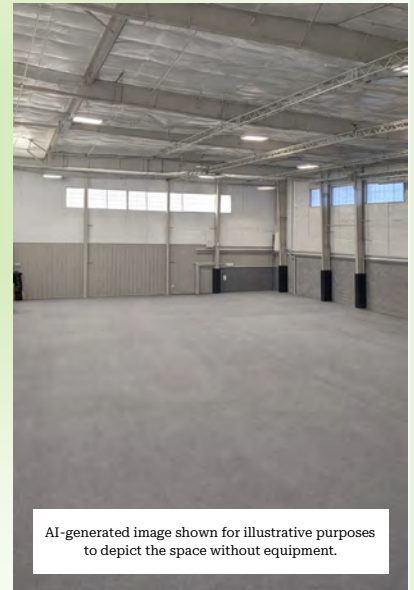
The entire building is heated and cooled.

Ceiling heights are 34' to 36'

There is a 14' overhead door on the west side of the building, with the ability to add an additional door on the south wall.

Layout includes a reception area, restrooms with showers, conference/party room and several offices on the first floor.

There are two stairways and an elevator to the mezzanine level, which includes a snack bar with seating, private party room, and second set of handicap accessible restrooms.



AI-generated image shown for illustrative purposes to depict the space without equipment.

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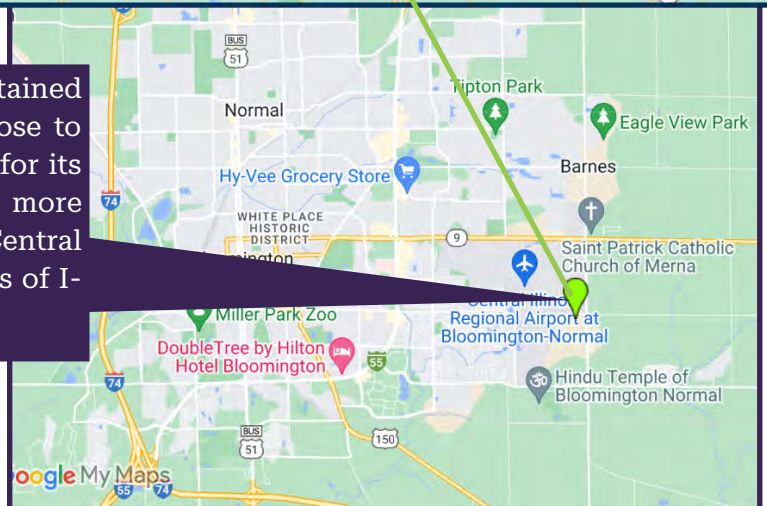
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Just 45 Minutes from
Champaign and Peoria,
and 60 minutes from
Springfield and Decatur

Location: The property is in a well-maintained business park in a good east side location, close to the residential growth areas. It is well situated for its current use, or would be easily convertible to more traditional warehouse use. It is close to the Central Illinois Regional Airport, and within easy access of I-55 and I-74.



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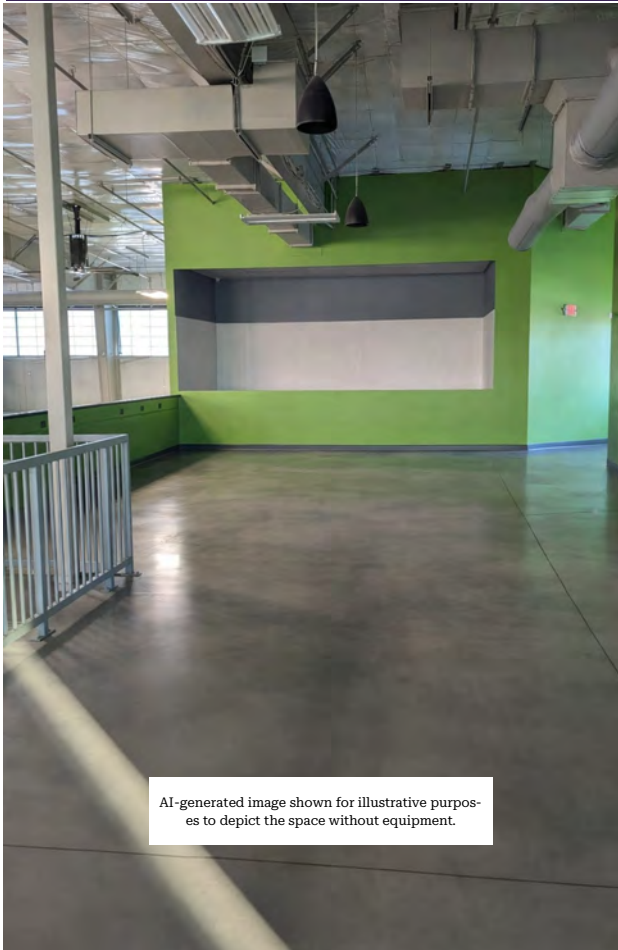
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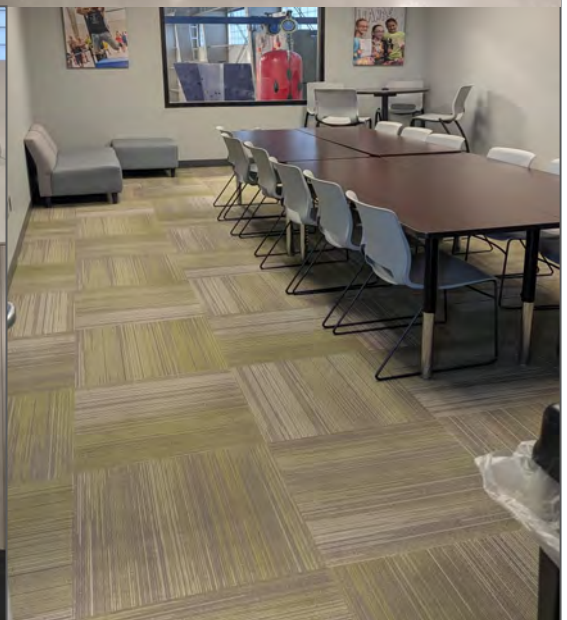
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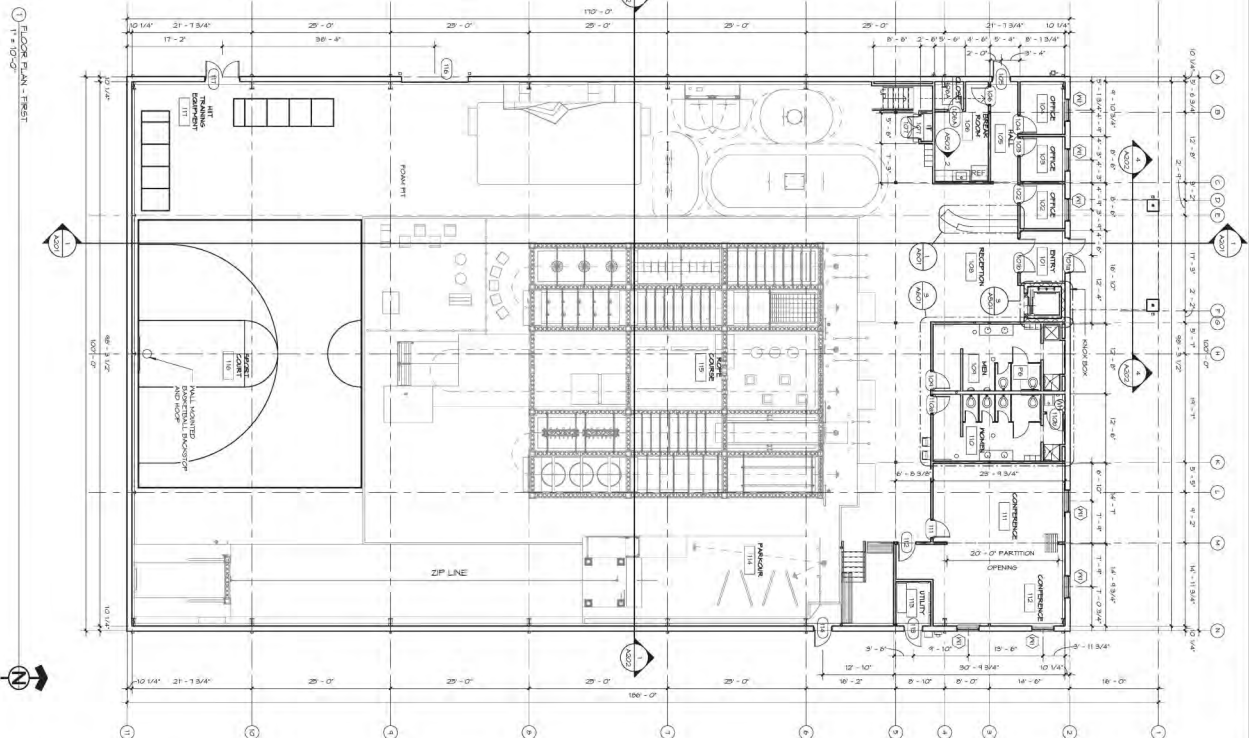
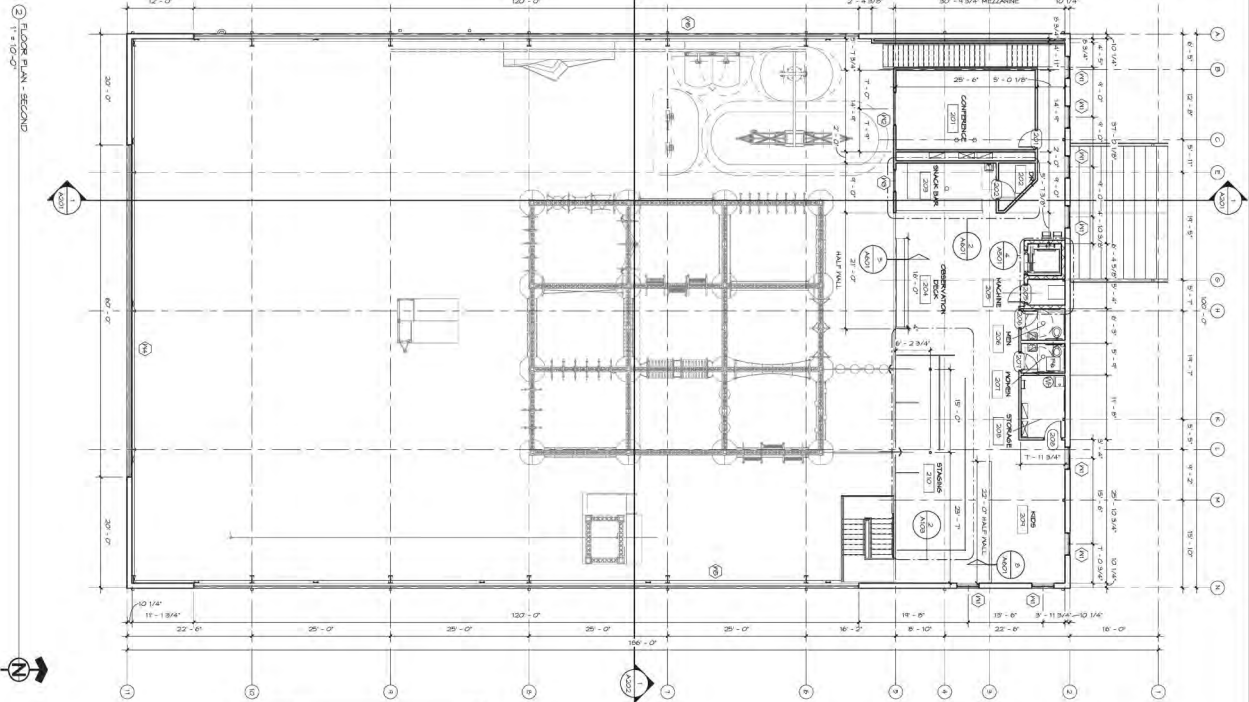
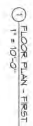
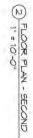
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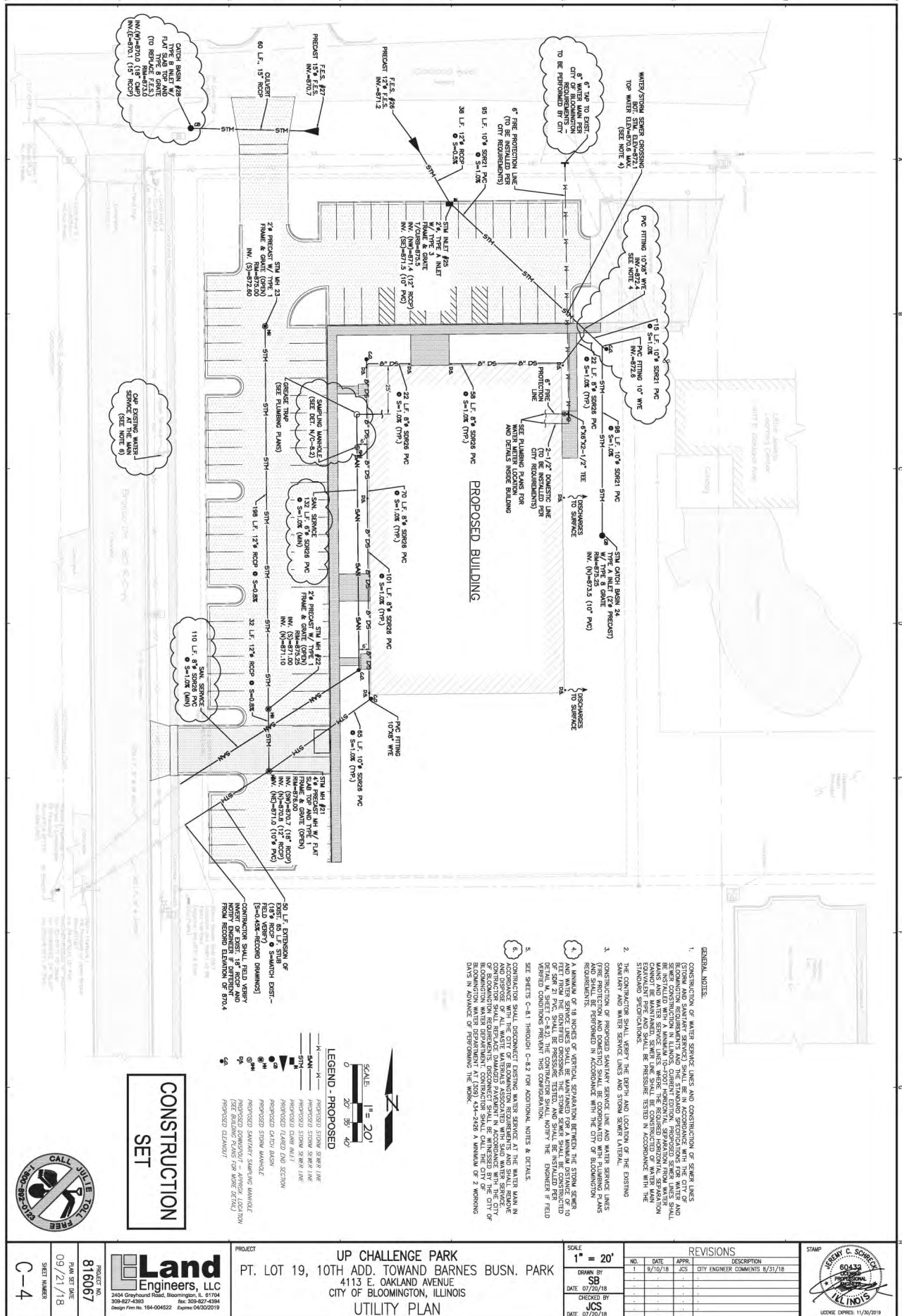


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BLOOMINGTON-NORMAL MCLEAN COUNTY, ILLINOIS

The Bloomington-Normal area is a vibrant community of approx. 168,000. It is a financial, manufacturing and educational hub located in the heart of Illinois at the intersections of I-39, I-55 and I-74, and within an easy two-hour drive of Chicago, St. Louis and Indianapolis.

Bloomington-Normal is a unique market thanks to its diversified economic and educational profile. There is energy and optimism in the local culture with excellent colleges and universities like the thriving Illinois State University (approx. 21,000 students), Illinois Wesleyan University, which is a top tier private school, and Heartland Community College, a rapidly expanding community college, working closely with local employers to provide strong local talent. Home to State Farm Insurance, Country Financial, and Rivian Automotive, the Bloomington-Normal workforce exemplifies the hardworking values of the Midwest.

It is a clean, growing city with an excellent reputation, earning #2 best metro area in the nation to live, work and have fun-Smart Asset (2023); Top 10 Most Livable College Towns-Stratigisticco (2022); #1 Happiest Cities-Zippia (2020); and #23 America's Best Small Cities-Best Cities (2020)

Top Employers Include:

State Farm Insurance (Headquarters): 14,000+/-

Rivian Automotive: 8,800 +/-

Illinois State University: 3,885 +/-

Country Financial: 3,718 +/-

Carle BroMenn Medical Center: 2,278 +/-

OSF Healthcare: 1,286 +/-

**Discover why Bloomington-Normal is a great place
to Live, Work & Play!**

<https://www.lifemultiplied.org/>



**It's never been a better time to be a part of
Bloomington-Normal!**



Rivian, an electric car company, has invested more than \$1 billion in a manufacturing plant in Normal, IL. They started delivering vehicles to customers in September 2021, and currently employ approx. 7,800 locally. The arrival of Rivian has led to large investments in education including a new \$15M robotics program at Heartland Community College geared towards training electric vehicle technicians, and a new \$44M engineering program at Illinois State University.



In October 2021, Ferrero Group, the Italian chocolatier, confirmed that it will begin building its first production facility in the United States in Bloomington at a cost of \$75 million.

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