

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR LEASE—Retail/Warehouse Opportunities

Address

1804 Towanda Barnes Rd
Bloomington, Illinois

Available, Building #1

6,360 Sq. Ft. @ \$8.75 psf

Available, Building #2

2,780 Sq. Ft. @ \$10.00 psf

Lease Type

Modified Gross

Built

1994

Zoning

C by McLean County

6,360 sq. ft. Flex Space

\$8.75 per sq. ft. modified gross

Retail | Warehouse | Light Industrial

Recent Improvements:

- (2) new 5-ton commercial HVAC units (2020)
- LED lighting throughout
- Metronet fiber installed (2020)

Includes two warehouse bays, each **3,180 sq. ft.**, offering ample space for storage, operations or rental. The space is **heated and cooled** and features **two 14' overhead doors**, with one recently replaced. The front portion of the warehouse includes an **ADA compliant bathroom, floor drains**, and a **mezzanine** with **three small offices**, providing useful space for administrative or support functions. The building is insulated with **spray foam** for improved efficiency.

2,760 sq. ft. Flex Space

\$10.00 per sq. ft. modified gross

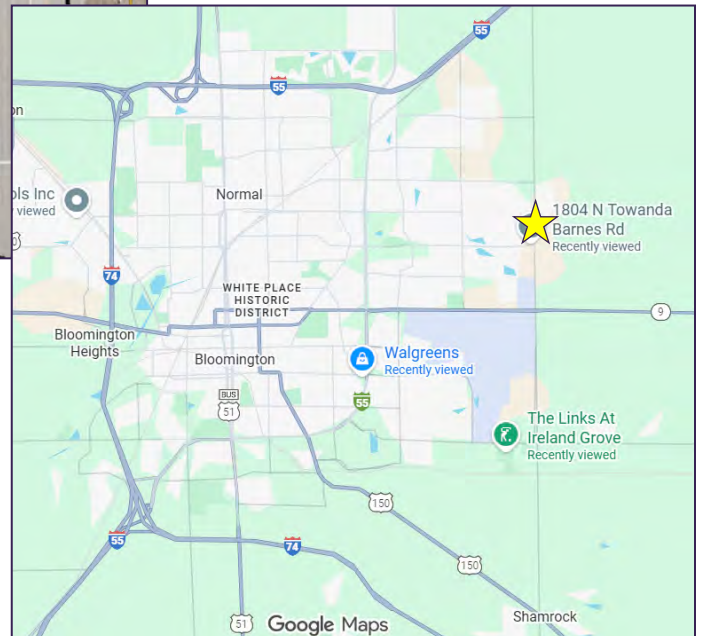
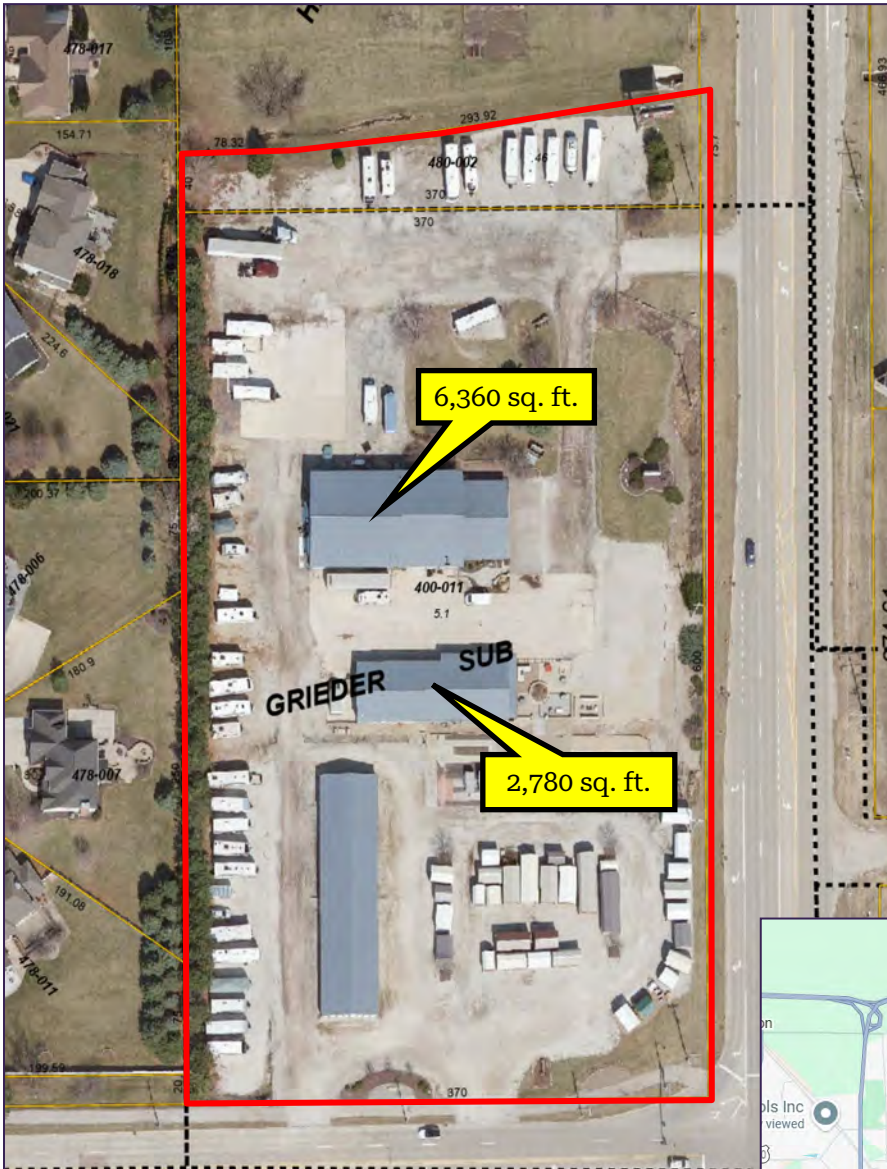
Retail | Warehouse

This building offers recent **accessibility improvements** and **efficient utility systems, ADT security equipment** for both interior and exterior, including a 1 Terabit SVR recorder. **Notable Features include** ADA-compliant restroom (2021); New HVAC system (2022); LED lighting; 10' overhead door; Metronet fiber installed (2020).

Laura Pritts
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