

LIBERTY DRIVE LOT 12

Interstate 69 Bloomington, IN

PROPERTIES

SERVICES

FOR INVESTORS

ABOUT US

CONTACT US



BUILDING TYPE Warehouse R/D Flex Space

SF AVAILABLE 0 sf

CONTACT Debi O'Heran debio@wspropertygroup.com 812.332.9575

DEMOGRAPHICS Population

1 mi. 20,632 3 mi. 70,248 5 mi. 125,240

Average HH Income

1 mi. \$55,075 3 mi. \$56,490 5 mi. \$63,861

GALLERY















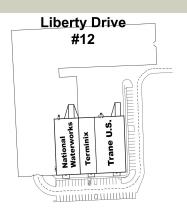




AERIAL



SITE PLAN



FEATURES

- High visibility retail location
- Fast-growing retail sector of Bloomington
- Easy access from State Roads 45 and 48
- Nearby retail includes Wal-Mart, Sam's Club, & Menard's to the south; Lowes, Kroger, and Marsh to the north

LOCATION FEATURES

• Indianapolis: 50 minutes

· Chicago: 4 hours

Louisville: 2.3 hours

• Nashville: 5 hours

• St. Louis: 5 hours

Air and rail transport close proximity

PROPERTY INFORMATION

Liberty Drive Lot #12 is located in the Bloomington Technology Park in south-central Indiana just 45 minutes from Indianapolis. This facility is a 32,000 sf mixed-use property with existing dock doors and overhead drive-in ramps. It's perfect for warehouse, showroom, R&D, and large office users. It is methodically centered for customers, commuters, and delivery convenience. The Park it is featured in has a professionally managed owners association for the common areas featuring mature trees,

sidewalks, and a fountain pond feature. Liberty Drive serves as a frontage road for Interstate 69 via State Road 46 from the north and 45 from the south. It supports 19,000 +/- ADT through BTP. Surrounding businesses from north to south are Menards with a 161,000 sf facility, Hilton Extended Stay Hotel, Stevens Olds Honda, Author House, American Rentals Corporate Offices/Retail Outlet, Goodwill Retail Center, and research, medical, and office users. Retail includes WalMart SuperCenter, Lowes, Kroger, Kohls, Sam's Club, restaurants, and other big box soft good retail users.