

LIBERTY DRIVE LOT 12

State Highway 37
Bloomington, IN

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BUILDING TYPE
Warehouse R/D Flex
Space

SF AVAILABLE
0 sf

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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

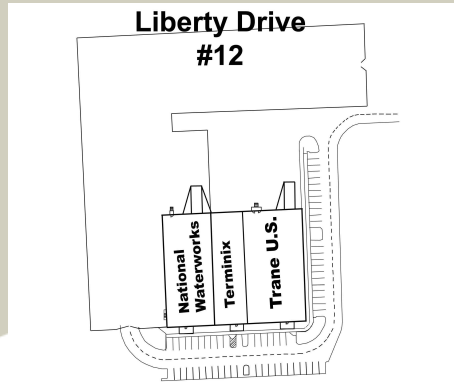




AERIAL



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, K-mart, 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 Highway 37 (soon to be I-69) and accesses 37 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, the BMV, 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, K-mart, restaurants, and other big box soft good retail users.