



# OFFICE/ WAREHOUSE SPACE FOR LEASE

4900 Indiana 45  
Bloomington, IN 47403

Buildings	2
Main Building SF	+/- 9,664
Second Building SF	+/- 2,340
Offices	2
Zoning	Limited Business (LB)
Lease Type	<b>NNN</b>
Lease Price	<b>\$9.00/SF</b>

## FEATURES

- The property features a front office space with a reception desk with lobby, two offices and a breakroom
- Warehouse space with two 12' overhead doors, attached to the main building is a space with 3 8ft garage doors that holds to 2 air compressors
- The Second building as 1 restroom, 3 8ft garage door, 1 10ft garage door, and 2 air compressors
- Near Busy westside Bloomington and I-69







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