

810 IAA Drive

Bloomington, Illinois

For SALE



Price Reduction!
NOW \$1,750,000

PROPERTY OVERVIEW

- ◆ Excellent, highly visible site on Veteran's Parkway, near Route 9/Empire Dr.
- ◆ Building has offices, production area, and a large warehouse.
- ◆ Adaptable to many uses.

FOR MORE DETAILS CONTACT:

Greg Yount gyount@cbhoa.com
Laura Pritts lpritts@cbhoa.com

DETAILS

Building Size:	37,458 sq. ft. Total		
	Office: 8,748 sq. ft.		
	Warehouse: 28,710 sq. ft.		
Asking Price:	\$2,100,000	\$1,900,000	\$1,750,000
Lot Size:	5.45 Acres		
Year Built:	1957 (with additions in 1967, 1963, 1985, 1974, and 1988)		
Tax ID:	14-35-126-024		
Taxes:	\$47,594.26 (2013 paid in 2014)		
Zoning:	B-1 Highway Business		

CBCWorldwide.com

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.



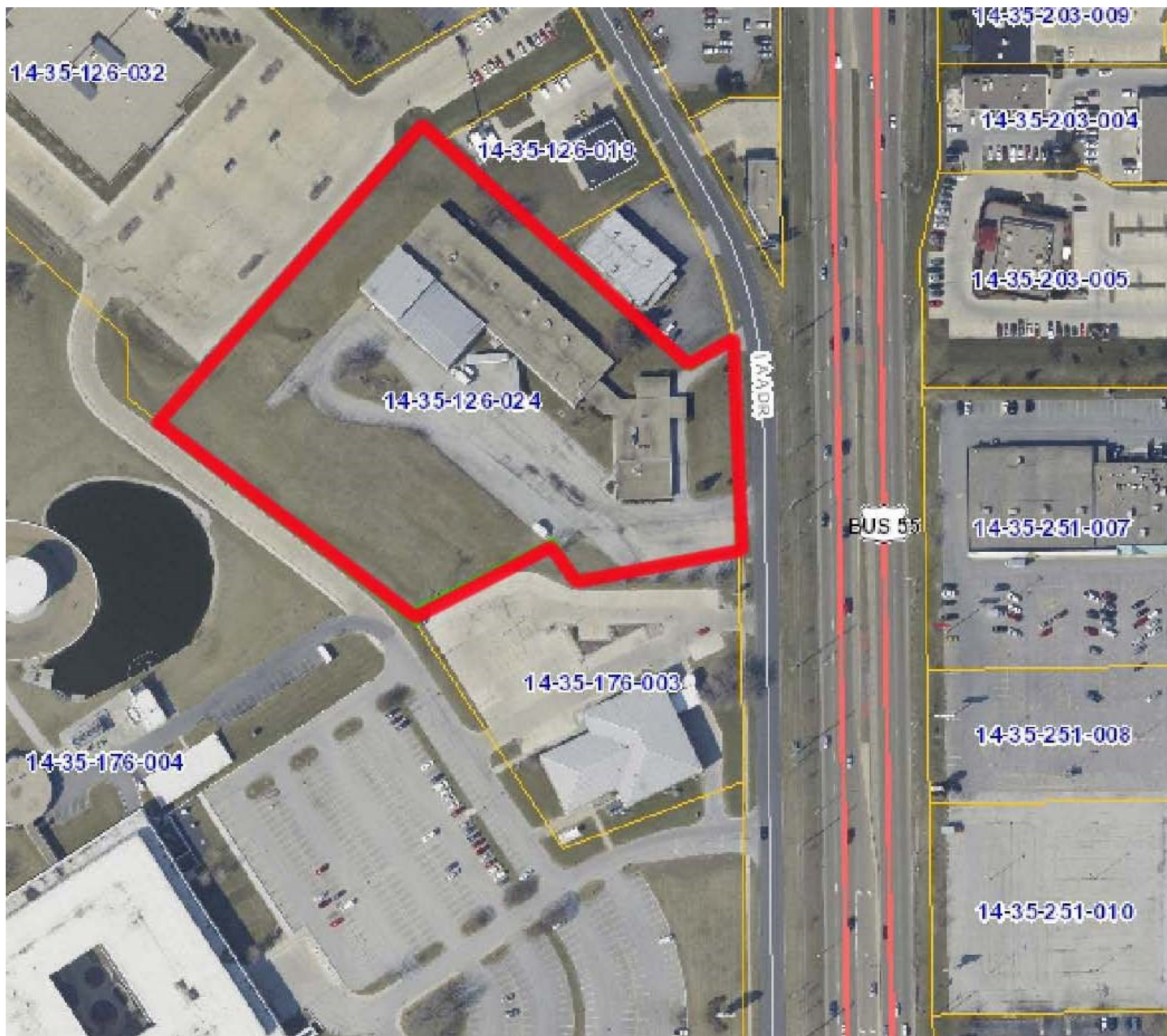
810 IAA Drive

Bloomington, Illinois

For SALE



**HEART OF AMERICA
REALTORS®**



FOR MORE DETAILS CONTACT:

Greg Yount gyount@cbhoa.com
Laura Pritts lpritts@cbhoa.com

Phone 309-662-3377
Fax 309-664-3570

802 S. Eldorado Road
Bloomington, Illinois 61704

CBCWorldwide.com

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.

810 IAA Drive

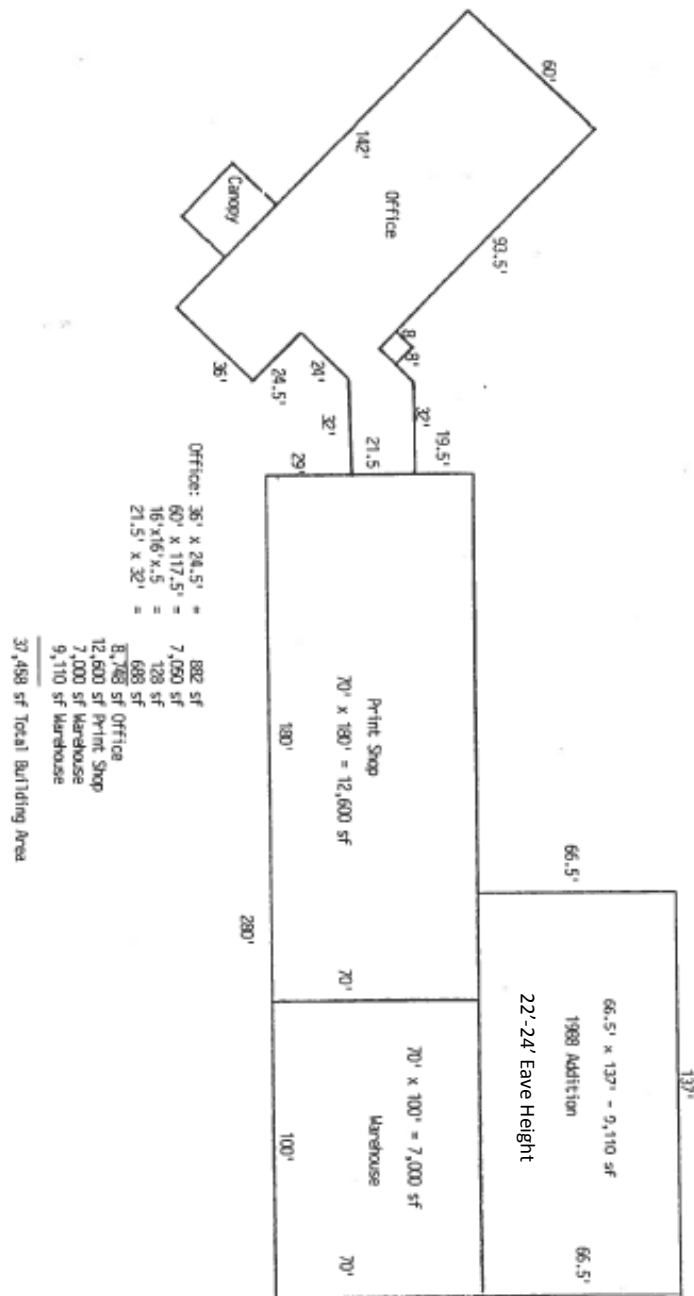
Bloomington, Illinois

For SALE



HEART OF AMERICA
REALTORS®

BUILDING SKETCH



FOR MORE DETAILS CONTACT:

Greg Yount gyount@cbhoa.com
Laura Pritts lpritts@cbhoa.com

Phone 309-662-3377
Fax 309-664-3570

802 S. Eldorado Road
Bloomington, Illinois 61704

CBCWorldwide.com

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Real Estate LLC. Each Office is Independently Owned and Operated.