

FOR LEASE—Flex Space 1804 S. Morris Ave., Bloomington, IL



Potential Single/Multi Tenant

Owner will Divide

1,750 sq. ft. Refrigeration Area

Along Historic Old Route 66

2 Overhead Doors—1 with Dock

1 Block off Veteran's Parkway

The property has been newly refreshed with steel roof, entrance doors, blacktop drive and paint. Ready for Tenants—Will Finish to Suit

PROPERTY DETAILS

- **Space:** Up to 13,000* sq. ft.
Will Divide
- **Lease Rate:** Starting at \$9.00 sq. ft.
(Mod. Gross)
- **Zoning:** B-1

Traffic Count:
Morris Ave. 6,000 CPD
Six Points Road 5,700 CPD
Veteran's Parkway 12,200 CPD

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