

# 1707 E Hamilton Road - Unit 2-B

1707 E Hamilton Road - Unit 2-B, Bloomington, IL 61704



## OFFERING SUMMARY

Lease Rate:	\$850.00 per month (Full Service)
Building Size:	6,720 SF
Available SF:	1,344 SF
Lot Size:	6.65 Acres
Year Built:	1991
Zoning:	M1
Market:	Bloomington-Normal, Illinois

## PROPERTY OVERVIEW

Core 3 is excited to make the "Hamilton Road Business Park" available. The property was developed in 1991 for use as a building material retailer/distributor. Building 1 is anchored by Core 3 Property Management's corporate offices. Building 2 consists of 5 Flex units. Each unit is equipped with a 12x14 overhead door, Ceiling hung furnace, electrical service and access to shared restrooms and parking lot. Units are secured inside gated area.

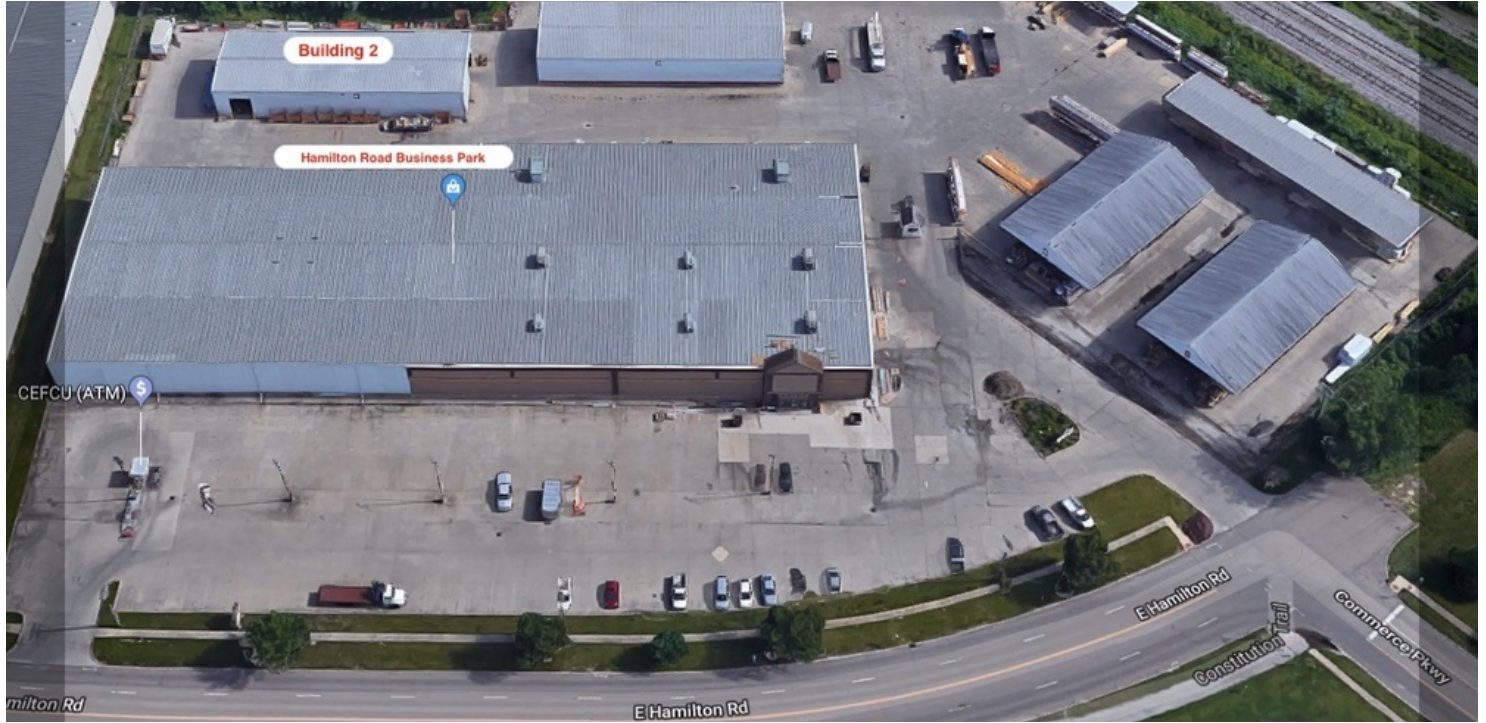
## PROPERTY HIGHLIGHTS

- - Hamilton Road Business Park.
- - Warehouse/Flex units with 1,344 SF
- - High ceilings, insulated walls, heated.
- - 12x14 Overhead doors

*Flex Spaces for Lease*

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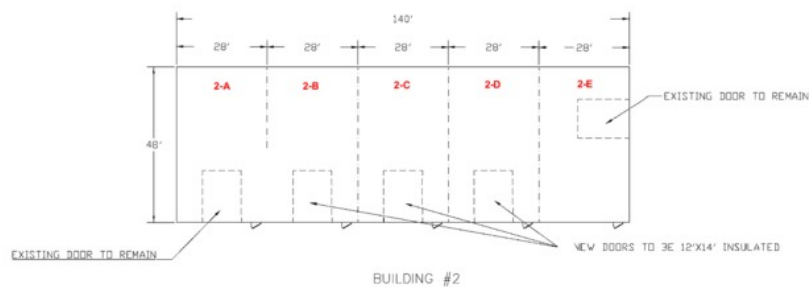
LEASE TYPE FULL SERVICE | TOTAL SPACE 1,344 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$850.00 PER MONTH

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 2, Unit 2A	Vacant	1,344 - 6,720 SF	Modified Gross	\$6.50 SF/yr	Great location for you to locate your small business. Also available to safely store your RV's, Boats, trailers and other equipment.
Building 2, Unit 2B	Available	1,344 SF	Full Service	\$850 per month	Great location for you to locate your small business. Also available to safely store your RV's, Boats, trailers and other equipment.
Building 2, Unit 2C	Vacant	1,344 - 6,720 SF	Modified Gross	\$6.50 SF/yr	Great location for you to locate your small business. Also available to safely store your RV's, Boats, trailers and other equipment.
Building 2, Unit 2D	Vacant	1,344 - 6,720 SF	Modified Gross	\$6.50 SF/yr	Great location for you to locate your small business. Also available to safely store your RV's, Boats, trailers and other equipment.
Building 2, Unit 2E	Vacant	1,344 - 6,720 SF	Modified Gross	\$6.50 SF/yr	Great location for you to locate your small business. Also available to safely store your RV's, Boats, trailers and other equipment.

**Available Units: 2B-2E**

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NOTES:  
EACH UNIT TO HAVE FORCED AIR GAS HEATER  
ALL EXTERIOR WALLS AND CEILINGS SPRAY FOAM INSULATION  
NO PLUMBING IN UNITS  
INTERIOR WALLS TO BOTTOM OF CEILING



### HAMILTON ROAD BUSINESS PARK, BUILDING 2, SUITES 2A-2E

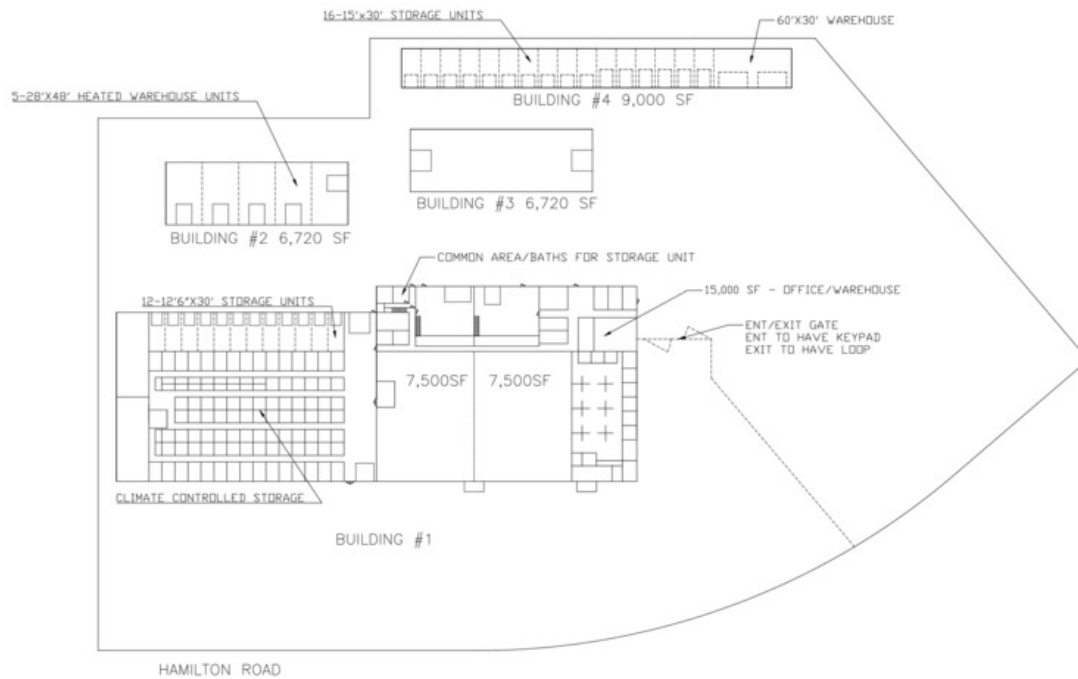
Great location for you to locate your small business. Also available to safely store your RV's, Boats, trailers and other equipment. The units are enclosed within a fenced and gated area with 24 hour access. These 28x48 units are equipped with a 12x14 overhead door, two walk doors, and a ceiling hung furnace. Units can be combined as available. Tenants have access to common bathroom facilities. Additional office space may be available.



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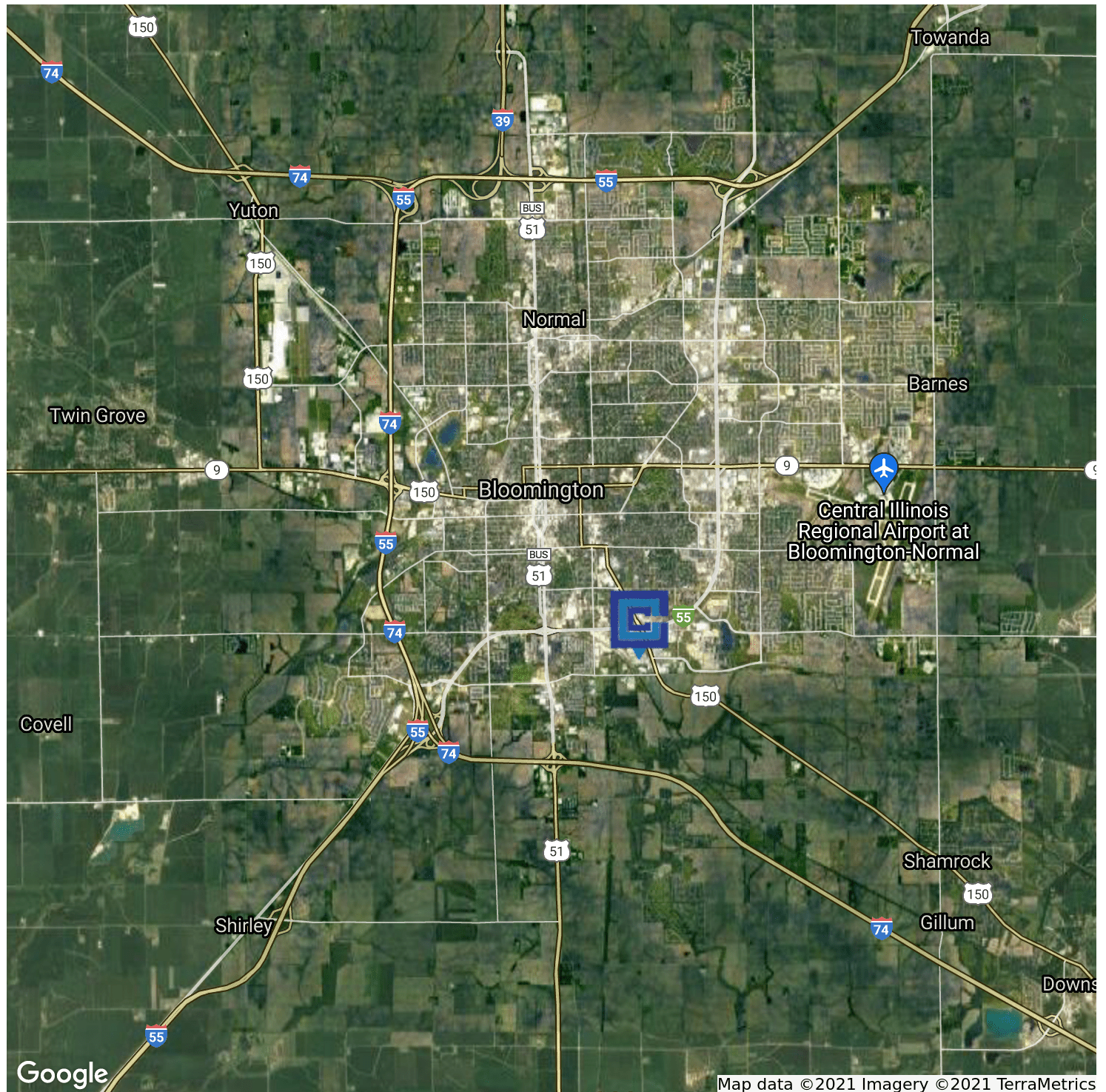




*Location Map,*

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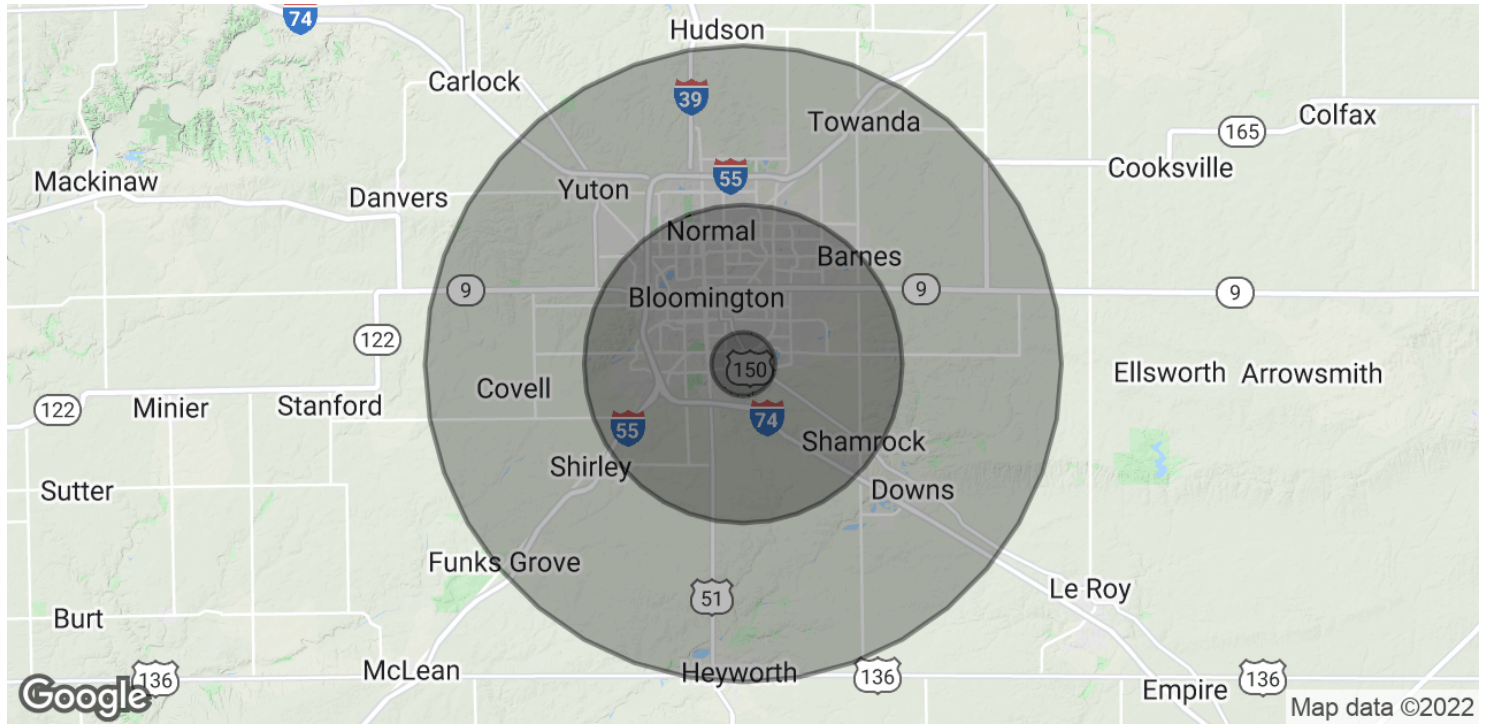
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,029	129,276	183,334
Average age	37.8	32.2	32.1
Average age (Male)	34.7	31.2	31.4
Average age (Female)	42.0	33.6	33.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,378	49,539	69,218
# of persons per HH	2.1	2.6	2.6
Average HH income	\$66,791	\$66,012	\$71,461
Average house value	\$120,942	\$157,949	\$184,831

\* Demographic data derived from 2010 US Census



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