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1126 N. Air Drive
Bloomington, IN

Property Overview

This versatile $\pm 5,000$ SF industrial/service building is situated on approximately ± 1 acre at 1126 N. Air Dr. in Bloomington, Indiana. Currently home to Alexander RV, the property is well configured for RV service and repair, automotive-related uses, contractors, or other light industrial businesses.

The building features three service bays, including two 12-foot overhead doors and one 14-foot overhead door, providing excellent access for RVs, larger vehicles, equipment, and deliveries. The interior includes a reception/office area, showroom, mezzanine storage, and additional space with potential for office use.

The property offers a functional combination of service, customer-facing, office, and storage space, along with approximately ± 1 acre of land for parking and vehicle maneuverability.

The sale includes the existing Alexander RV business, providing a unique opportunity to acquire both the real estate and an established RV service and repair operation. This turnkey offering allows a new owner to continue the existing business while benefiting from a property specifically configured for its operations.



Property Highlights

- ±5,000 SF Industrial / Service Building
- Situated on ±1 Acre
- Three Service Bays
- Two 12' Overhead Doors
- One 14' Overhead Door
- Reception / Office Area
- Showroom Space
- Mezzanine Storage
- Additional Potential Office Space
- Ample Area for Vehicle Parking & Maneuverability
- Well-Suited for RV, Automotive, Contractor, or Service Uses
- Currently Home to Alexander RV

Asking Price

\$1,100,000



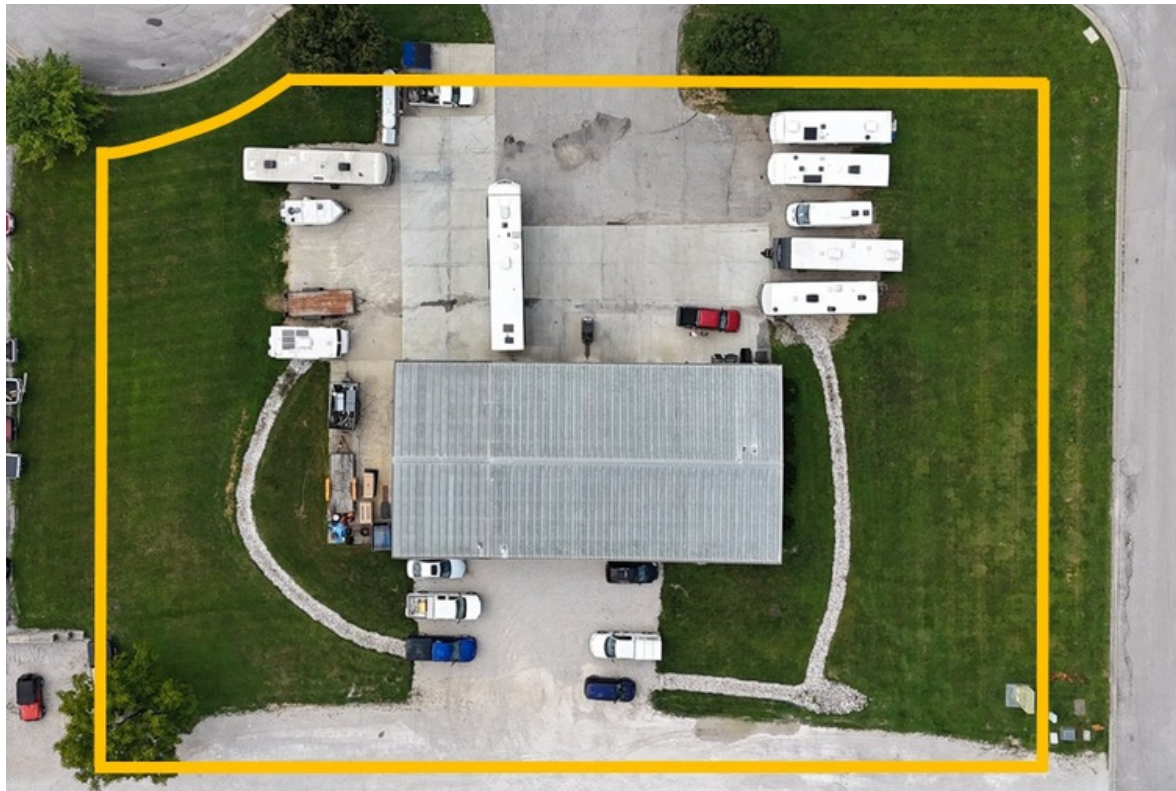
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Property Information

Site Information

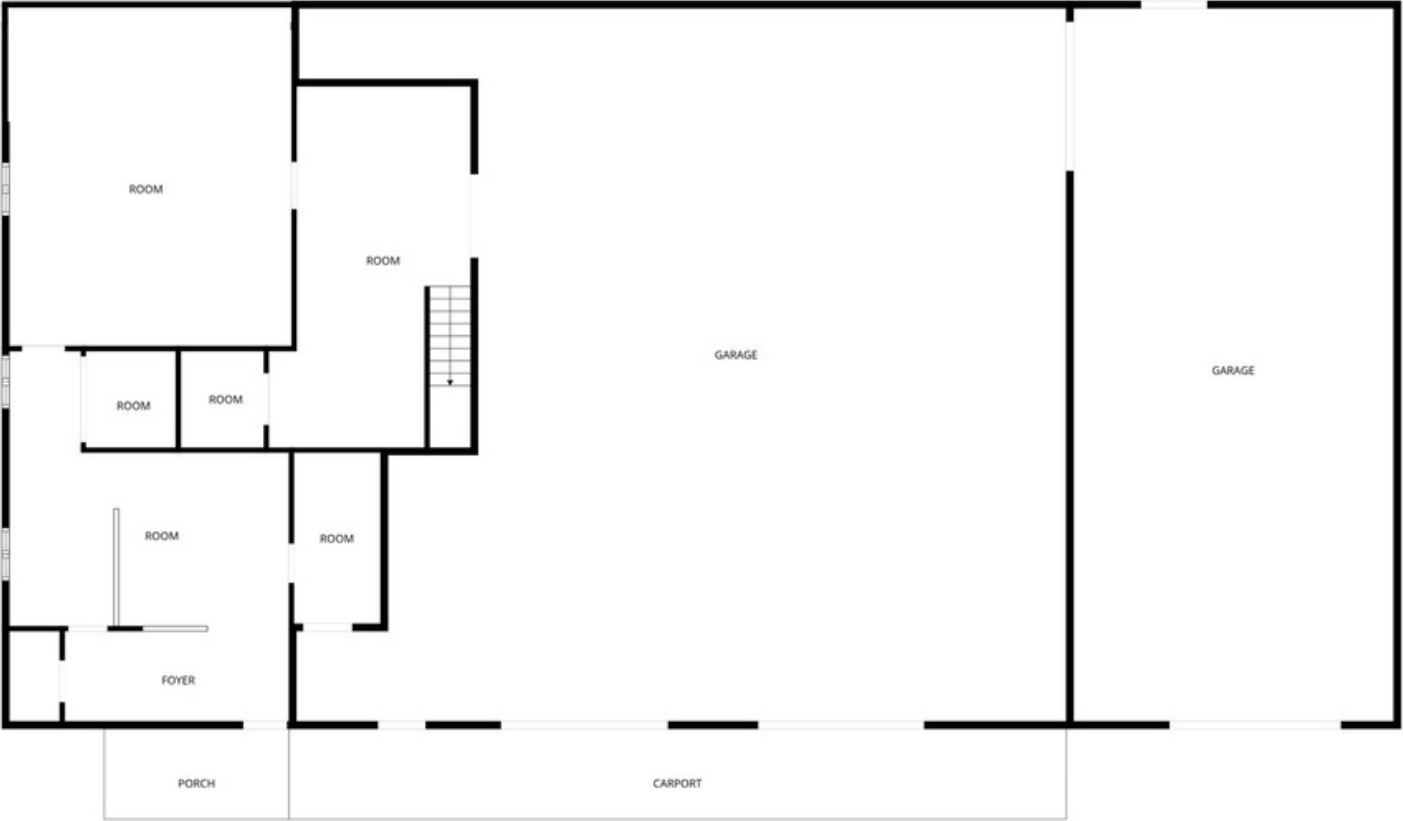
Address	1126 N. Air Dr. Bloomington, IN 47404
Parcel Number	53-05-31-201-015.000-004
Legal Description	012-15526-12 ENTERPRISE PARK LOT 12A
Acres	1.04
SF in use	5000
Annual Real Estate Taxes (2025)	\$4,694.74



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Floorplan



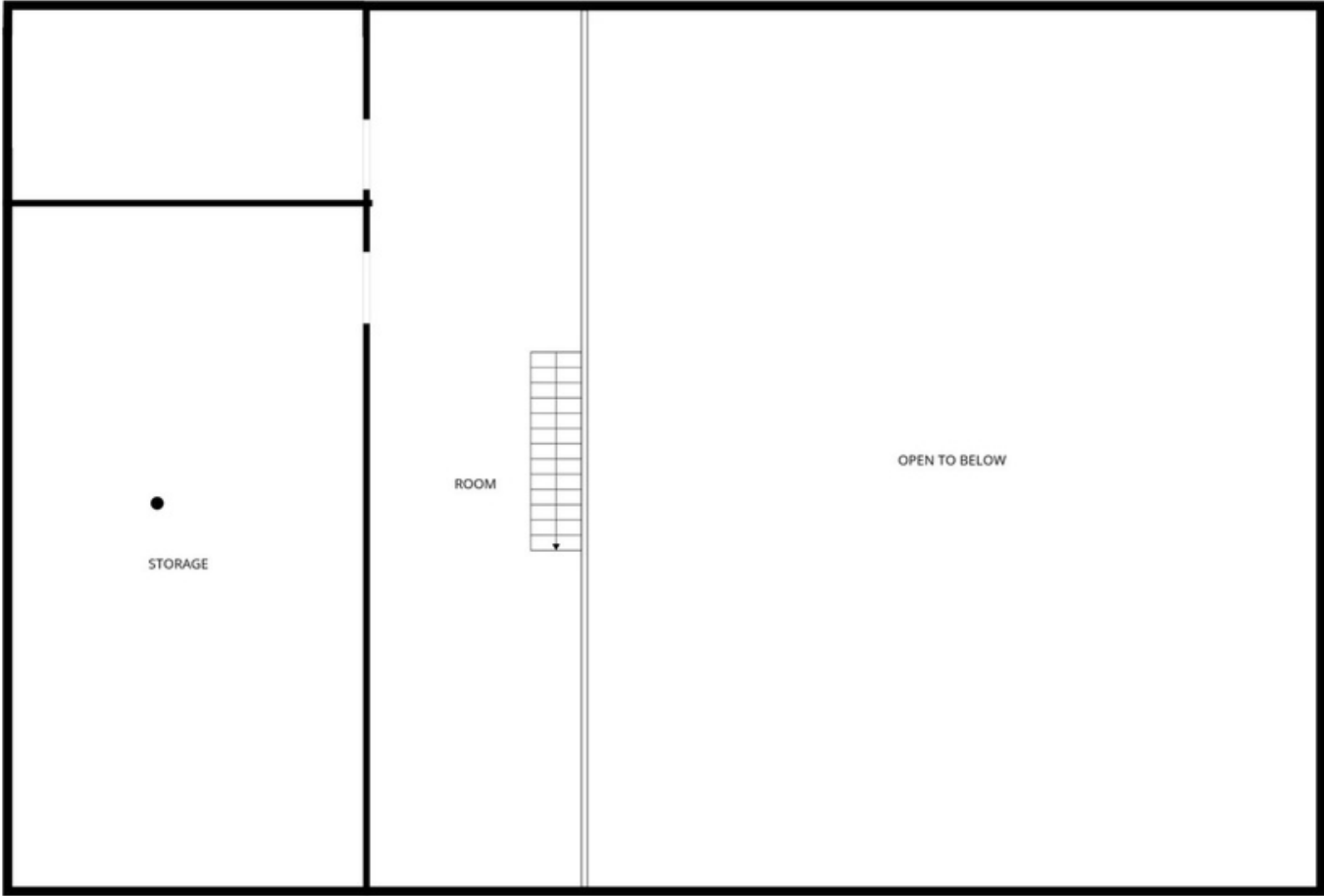
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Floorplan



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Property Pictures



Property Pictures



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BLOOMINGTON, IN

Home of the Hoosiers, Bloomington and Monroe County was established in 1818 with Indiana University founded just two years later, in 1820. Indiana University is the foundation of the Bloomington making it the 5th largest city in Indiana. Located 50 miles south of Indianapolis, Bloomington is nestled in the southern hills of Indiana.

Bloomington is also home to a vibrant Life Science Industry with Companies that include Cook Medical, Catalent and Baxter. With the investment of Bill Cook and the Cook Family, Bloomington's downtown has transformed into a model for other cities that features diverse restaurants, entertainment venues and retail shops. Bloomington's downtown is also home to many national festivals and art shows.



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