



Chris Cockerham, CPM, GRI
Commercial Manager/Broker
+1 812-330-7568
chris@cockerham.us



Andy Peterson
Peterson Realty, LLC
+1 812-327-4091
andy@petersonrealtyllc.com



1000 & 1030 W. 17th St.
Bloomington, IN
\$1,300,000

Property Overview

This unique multi-building property in Bloomington, Indiana offers a versatile combination of office, warehouse/shop, and residential space across three separate buildings. The property provides flexibility for an owner-user, investor, contractor, service business, or company needing a combination of administrative and operational space.



Properties Building 1- Office & Warehouse | ±10,329 SF

The primary building is a two-story office building with attached warehouse/shop space. The main level features a reception area, conference room, large common/work area, nine private offices, two restrooms, and a break room. The main level also provides direct access to the attached warehouse/shop area, which is equipped with two overhead doors.

The lower level, which has separate access and no interior connection to the main level, includes six offices, a conference room, reception area, and two restrooms. The separate entrance provides additional flexibility for multiple departments, occupants, or potential users.



Properties Building 2 - Warehouse | ±3,720 SF

The second building provides dedicated warehouse and distribution space with three loading dock doors and three overhead pull-through doors located on the opposite side of the building. The pull-through configuration allows for efficient movement of vehicles, equipment, and materials through the building. Additional covered outdoor space provides convenient protected storage or work area.



Properties Building 3 - Residential Rental | $\pm 2,018$ SF

The property also includes a separate $\pm 2,018$ SF residential rental house, providing an additional income-producing component to the overall property. The residence offers the opportunity for continued rental use and complements the office and warehouse portions of the property.



Property Information

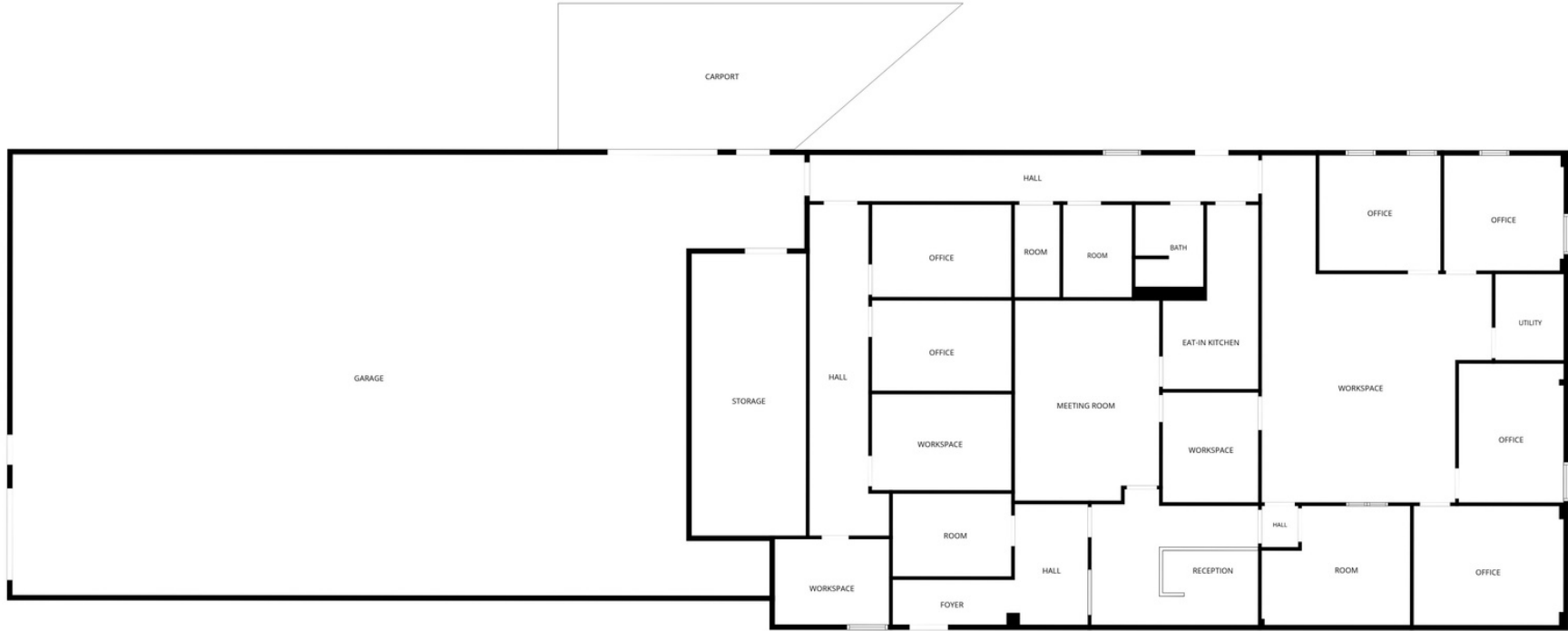
Site Information

Address	1000 & 1030 W. 17th Bloomington, IN 47404
	53-05-29-400-059.000-005
Parcel Number	;53-05-29-400-020.000-005
	013-23430-00 PT SW SE 29-9-1W 1.04A PLAT 618
Legal Description	;013-23420-00 PT SW SE 29-9-1W 1.00A PLAT 582
Acres	2.04
Annual Real Estate Taxes (2025)	\$14,390.98



Floorplan of Building 1

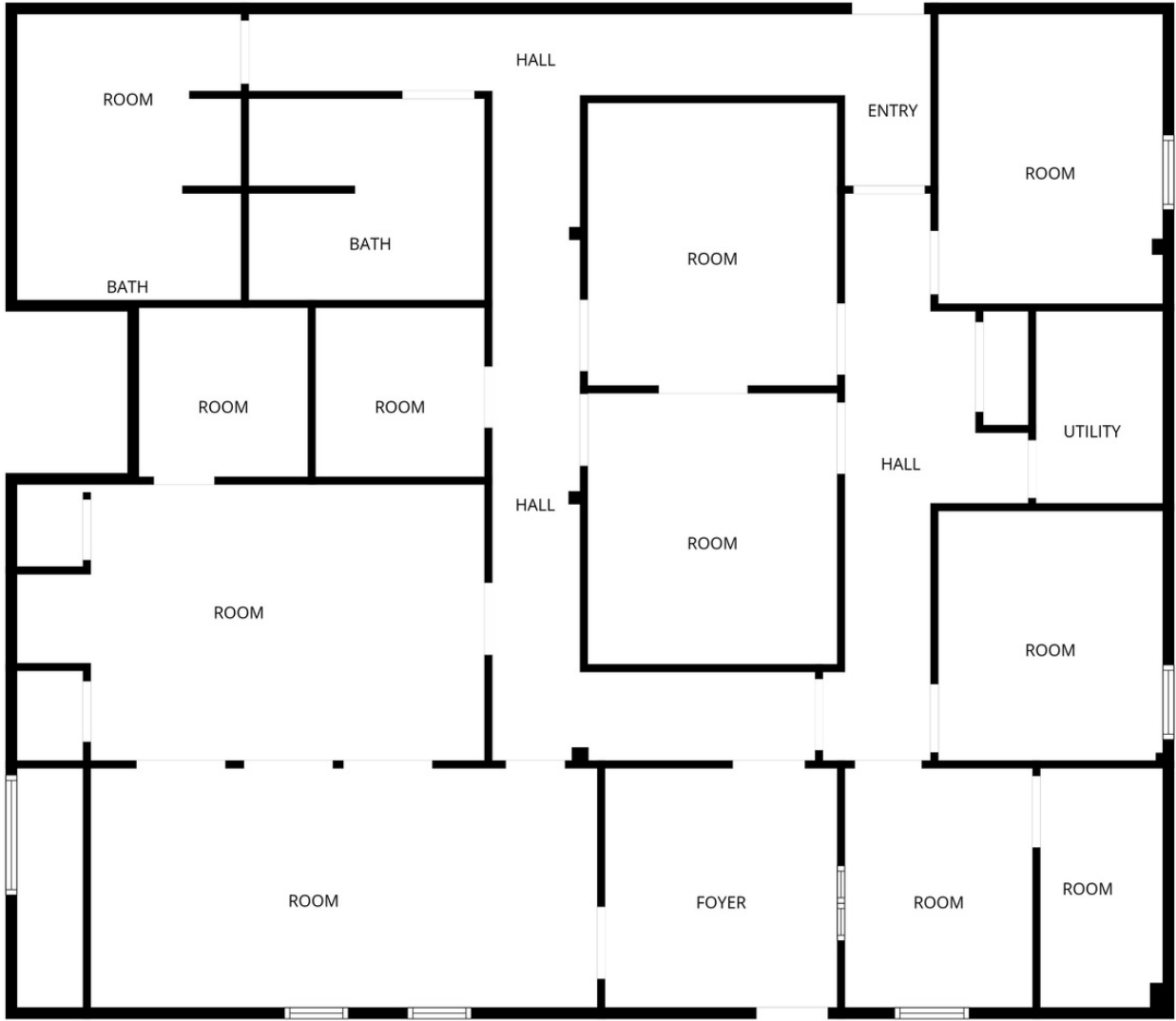
Main Level



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

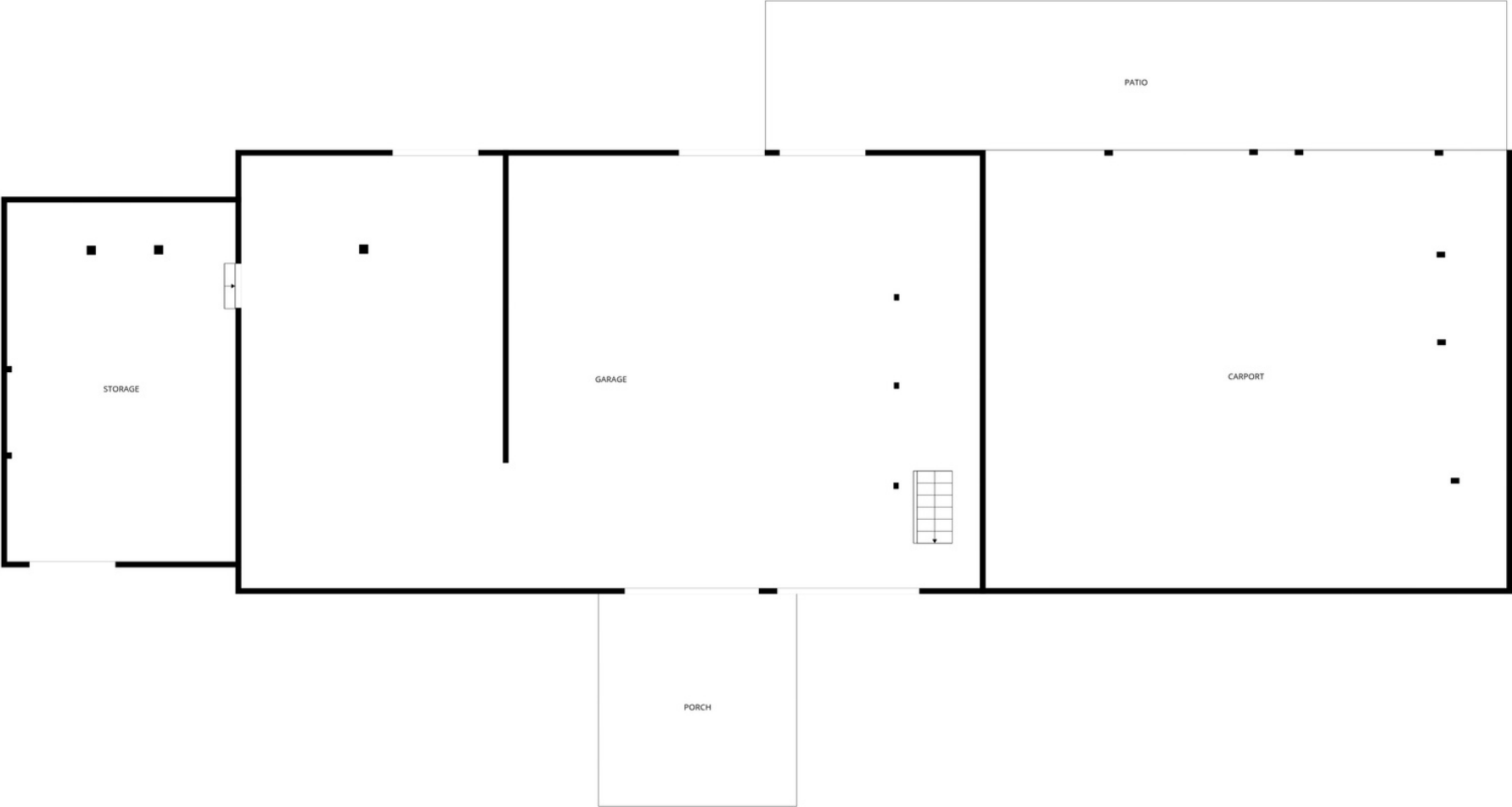
Floorplan of Building 1

Lower Level



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

Floorplan of Building 2



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

Property Pictures



Property Pictures



Property Pictures



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.



COCKERHAM
COMMERCIAL REAL ESTATE & CONSULTING





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Investment Contacts

Chris Cockerham, CPM, GRI

Commercial Manager/Broker

+1 812-330-7568

chris@cockerham.us

Layton Cockerham

Licensed Assistant

+1 812-330-7525

Layton@cockerham.us

Andy Peterson

Peterson Realty, LLC

+1 812-327-4091

andy@petersonrealtyllc.com

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