

# For lease or sale

62,145 SF

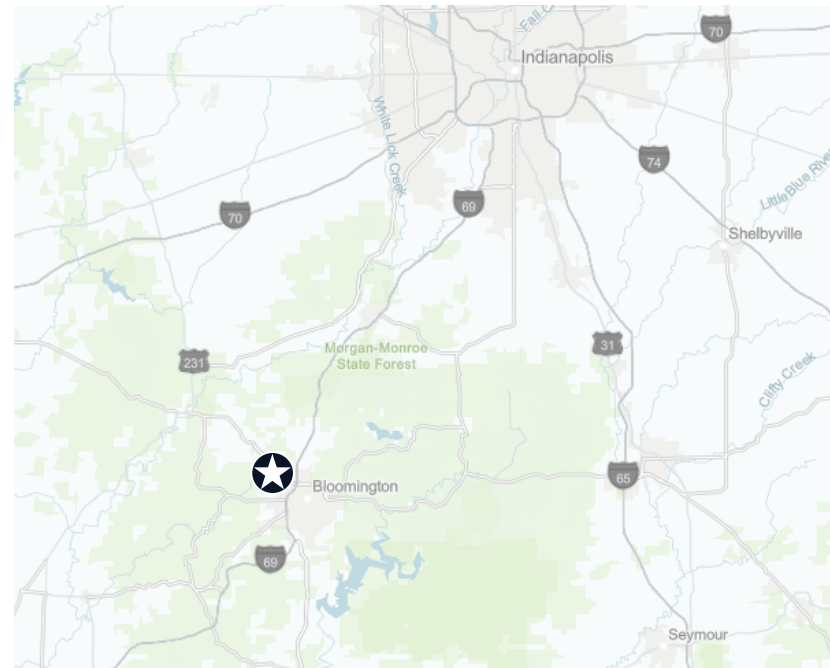
Cold storage with freezer



4863 W Vernal Pike  
Bloomington, IN 47404

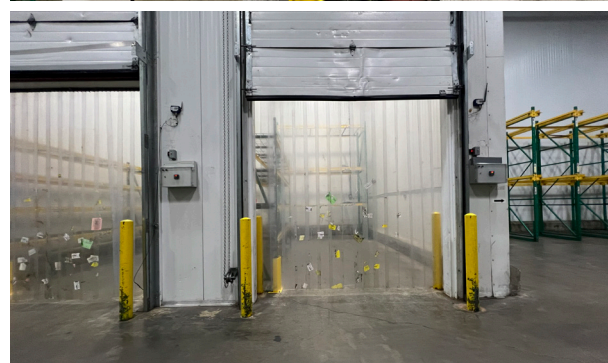
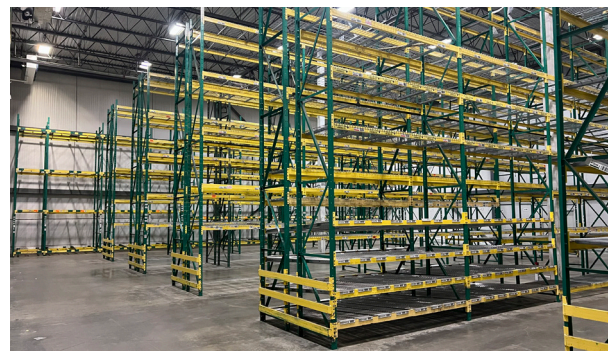
## Location

- Located in Bloomington Indiana with easy access to SR 46 and I-69
- 2.0 miles to SR 46
- 2.4 miles to I-69
- 50.8 miles to FedEx Hub
- 53.9 miles to Indianapolis International Airport

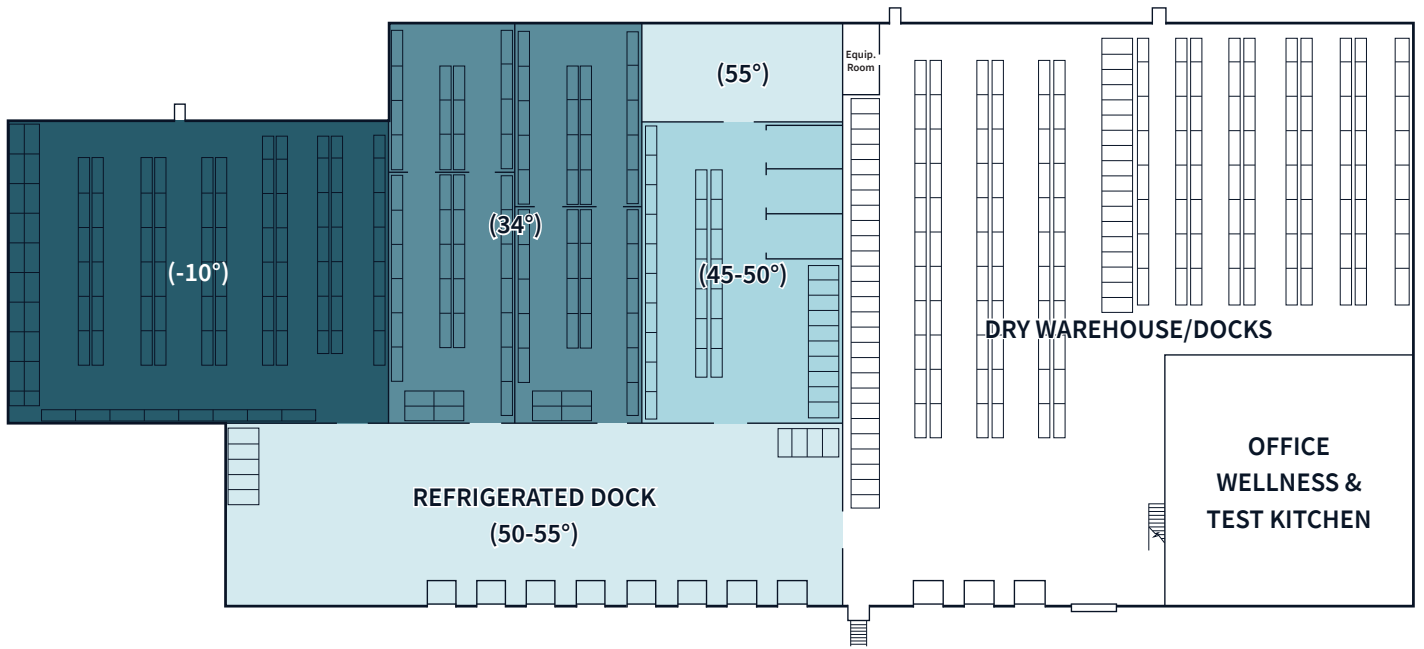


# Property summary

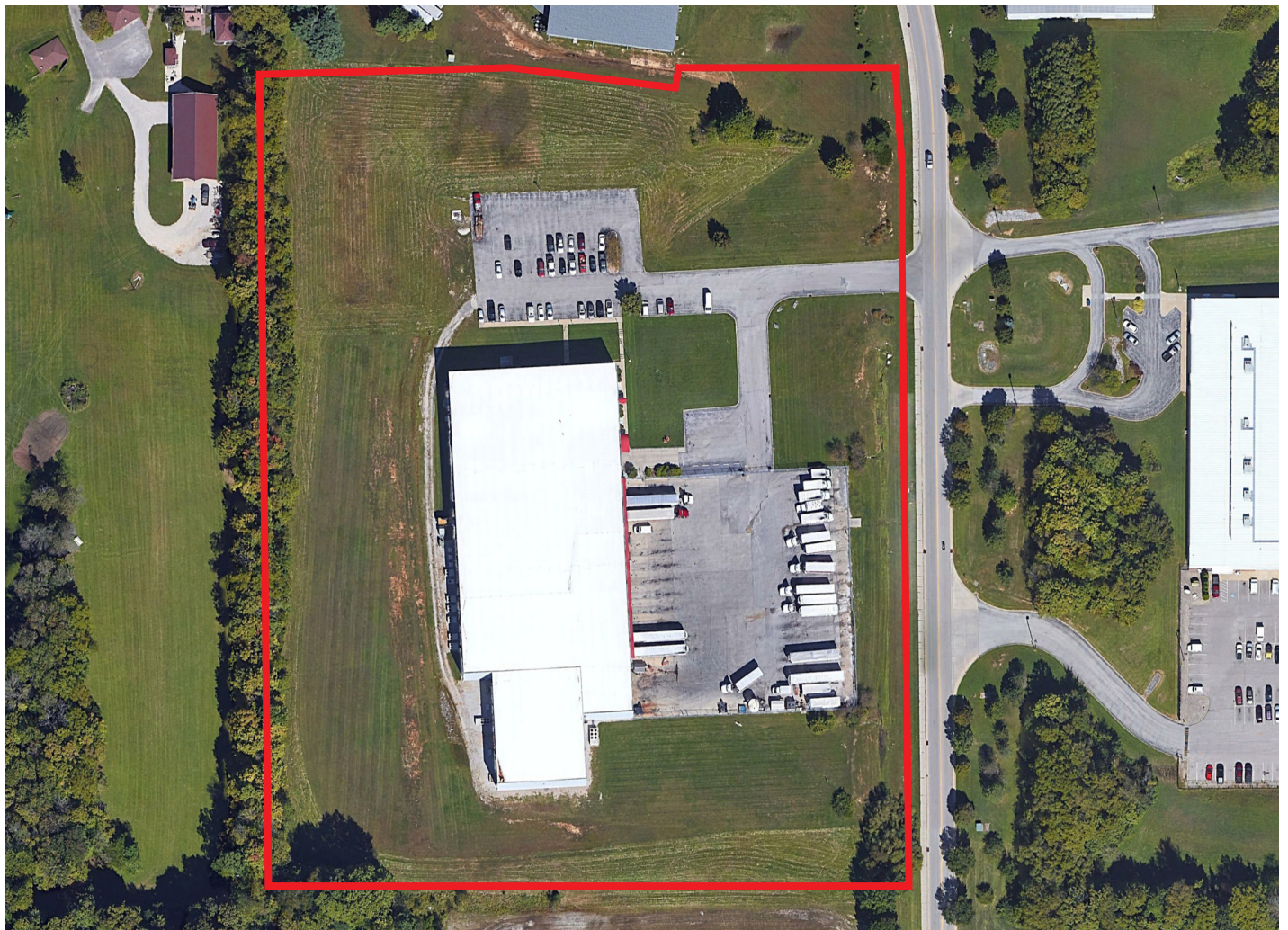
<b>Total building SF</b>	62,145 SF (expandable 87,145 SF)
<b>• Freezer</b>	9,342 SF
<b>• Coolers</b>	14,381 SF
<b>• Refrigerated Dock</b>	8,455 SF
<b>• Dry Warehouse</b>	18,419 SF
<b>• Dry Dock</b>	4,548 SF
<b>• Office</b>	7,000 SF (two story, test kitchen part of first floor)
<b>Site size</b>	12.16 AC
<b>Year built</b>	1997
<b>Zoning</b>	LI
<b>Refrigeration</b>	Freon based
<b>Clear height</b>	32'
<b>Column spacing</b>	40' x 40' & 34' x 40'
<b>Freezer floor</b>	Reinforced concrete with electric heating system (9,342 SF)
<b>Dock doors</b>	11
<b>Drive-in doors</b>	1
<b>Auto parking</b>	64 spaces
<b>Trailer parking</b>	±20 spaces (fully fenced)
<b>Electrical</b>	4,000 amps, 208 3 phase
<b>Fire protection</b>	Wet and dry sprinkler system
<b>Lighting</b>	Fluorescent
<b>Roof type</b>	TPO membrane
<b>Construction</b>	Metal
<b>Cold storage walls</b>	Metal insulated panel



# Floor plan



# Aerial



# 4863 W Vernal Pike, Bloomington, IN - Aerial view



## The Crossroads of America: Why Indy

A leader in business fundamentals, accessibility, and labor

### Top State for Business

- #5** State for Cost of Doing Business  
*CNBC - 2023*
- #3** Best City in America for Jobs  
*Glassdoor - 2020*
- #5** America's Top States for Business Infrastructure  
*CNBC - 2023*
- Top 6** US States for Business  
*Chief Executive - 2018-2023*

### Ideal location

Indianapolis boasts a central location within the US and offers more interstate coverage than any other metropolitan area in the nation.

- #1** Best Mid-size Airport in North America  
*Airports Council International - North America 2012-2023*
- #1** in Number of Pass-through Highways
- #2** Largest Global FedEx Air Hub

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