



 **JLL** SEE A BRIGHTER WAY

For sale

3770 W Jonathan Drive
Bloomington, IN 47404

- 22,808 SF building
- Built in 2019
- 4.28 acres

JLL - contact broker for guidance

Jones Lang LaSalle Brokerage, Inc.

Jim Schroeder - Managing Director

jim.schroeder@jll.com

+1 908 337 2799

Jon Gorczyca - Managing Director

jon.gorczyca@jll.com

+1 310 916 8465

Jim Regester - Managing Broker

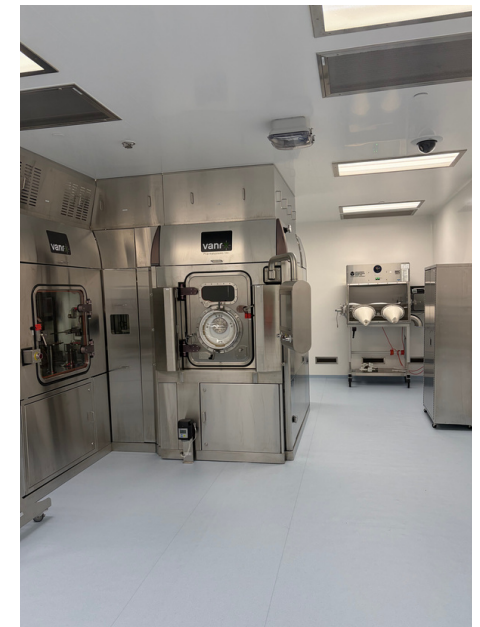
jim@regester.com

+1 812 650 3600

The facility

Highlights

- State-of-the-art sterile, fill-finish clinical GMP facility with vial and syringe capability
- Fully-furnished included R&D and GMP equipment, including a Cytiva/Vanrx robotic isolator
- Back-up generator for critical systems
- 25'6" clear height, 1 dock door, 2 drive-ins
- 44 parking spaces
- ISO 5 clean room with gowning area
- Cold storage capacity on-site
- Only facility of its kind available in the market



Demographics and life sciences overview

Bloomington, Indiana

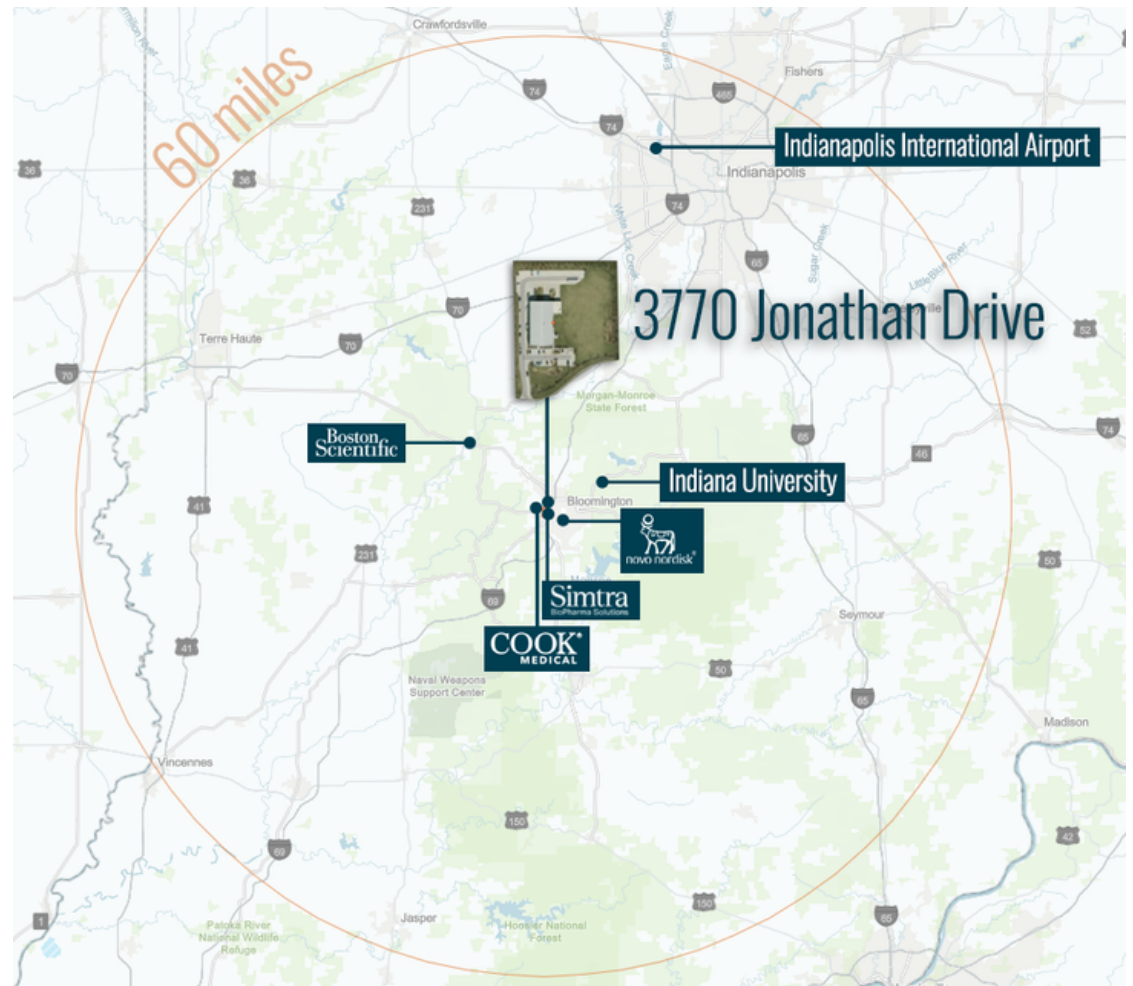
Regional hub for many life science and R&D companies and also home to Indiana University (IU), offering the following graduate degree programs:

- **M.S. or Ph.D. in Evolution, Ecology and Behavior**
- **M.S. or Ph.D. in Genome, Cell, and Developmental Biology**
- **M.S. or Ph.D. in Microbiology**
- **M.A.T. in Biology | M.S. in Biotechnology**
- **Ph.D. in Cell, Molecular and Cancer Biology**
- **Ph.D. in Anatomy and Physiology Education**

For 8 consecutive years, Bloomington ranked #1 in the U.S. for medical device manufacturing employment concentration among small metro areas (MSA). Ranked #2 MSA nationally for biopharma concentration¹.

The Indiana Uploads region (11-county area anchored by Bloomington) has life sciences representing 21.3% of its' \$20B regional GDP, with 32.5% GDP growth in that cluster since 2019 ².

This region's healthcare and life sciences sector supports 23,000+ jobs and a \$9.5B annual economic impact, with average sector wages ± \$23,000 above other private-sector jobs in the region³.



Education pipeline

- IU surpassed \$1B in research and development expenditures in FY2025 and recently launched IU LAB Bio Start-up Center in collaboration with NVIDIA Inception
- Ivy Tech's Bloomington campus offers state-funded certificate programs specifically in Biopharmaceutical Manufacturing, Medical Device Quality, and Regulatory Affairs

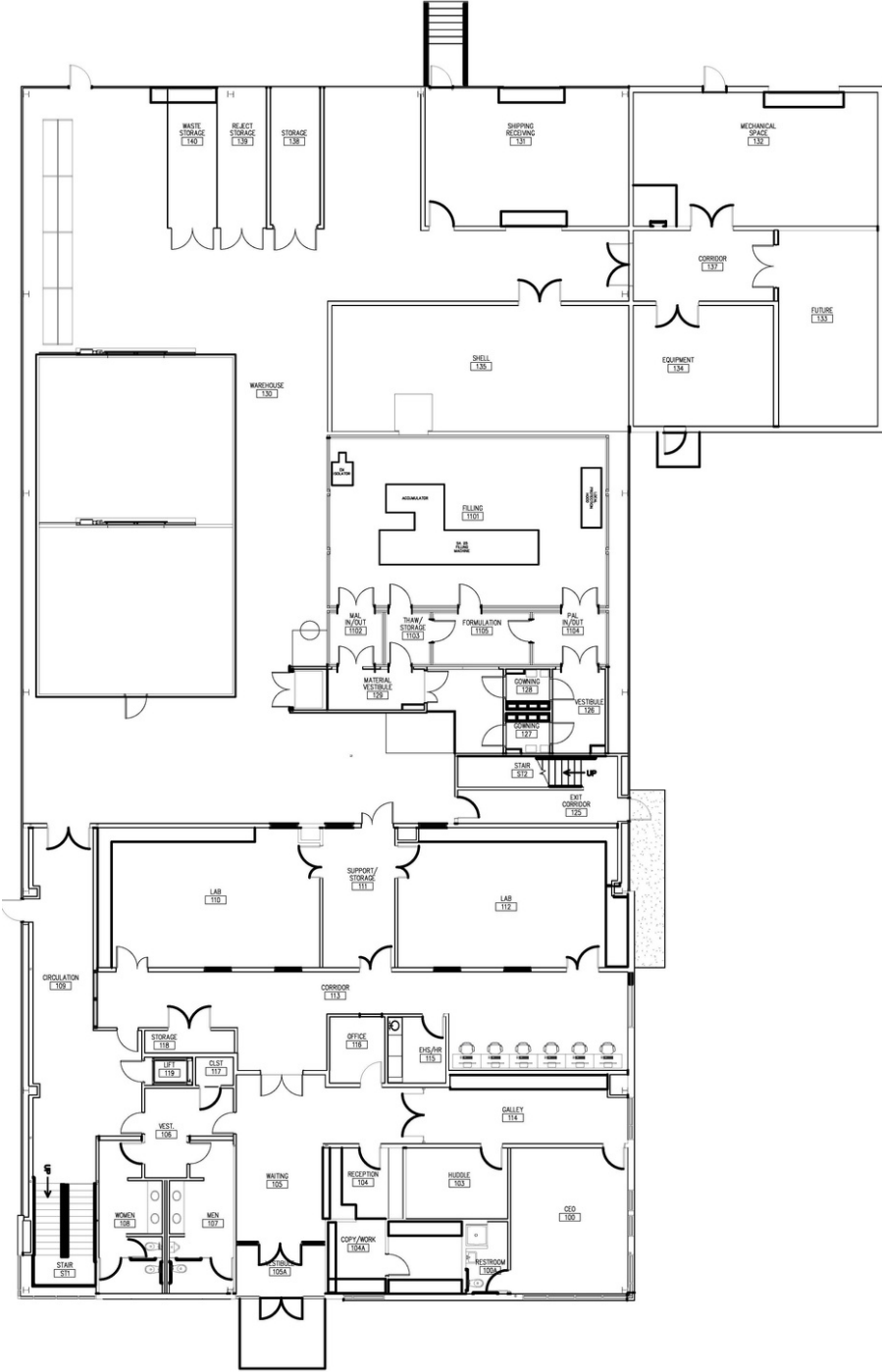
¹ Indiana Life Sciences Association

² 2026 Indiana Business Research Center

³ BioCrossRoads/TEconomy

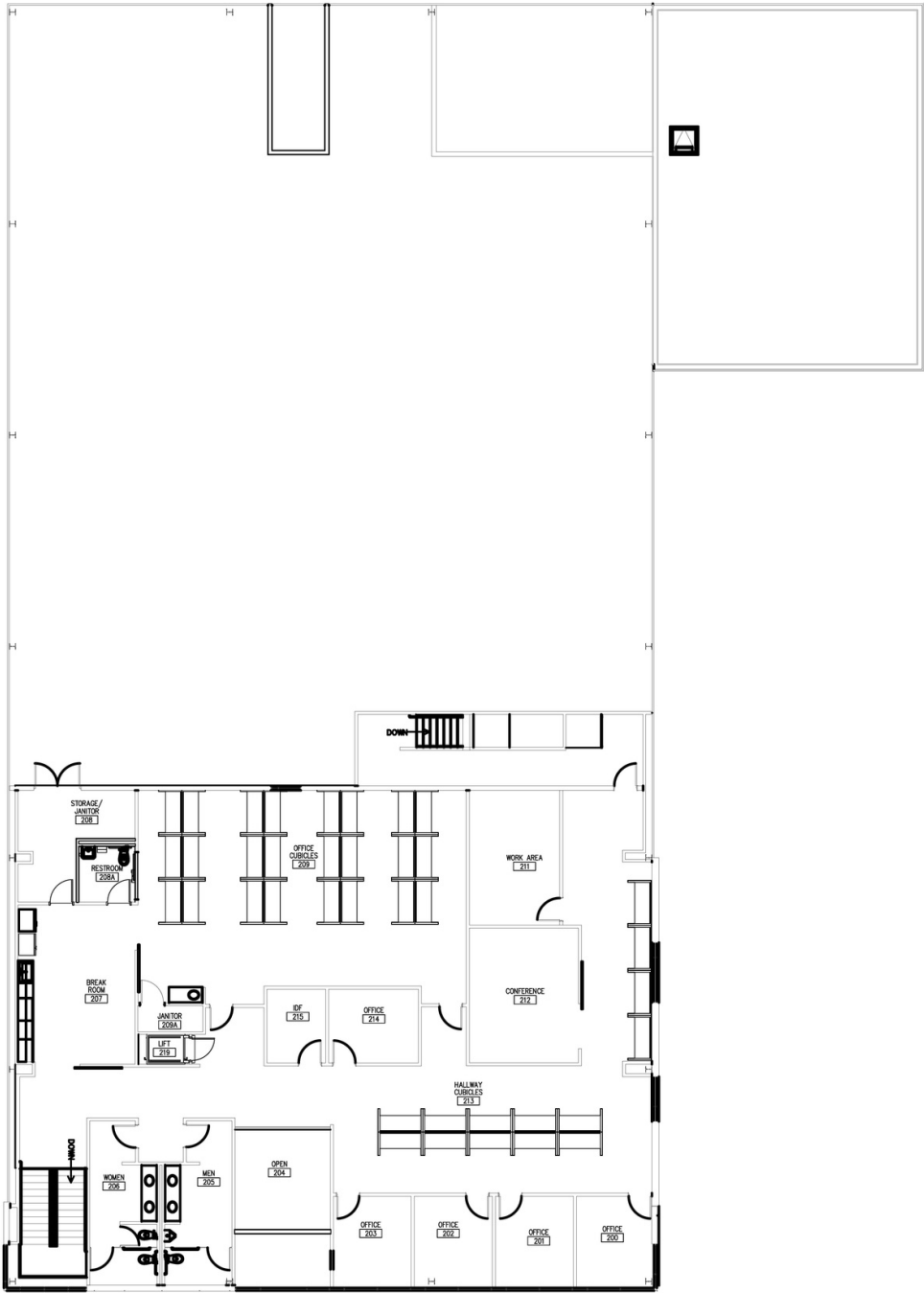
FIRST FLOOR

floorplan



SECOND FLOOR

floorplan



About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY™. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

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Jones Lang LaSalle Americas, Inc.

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