

## 404 Brock Drive (Afni)

404 Brock Drive | Bloomington, IL | US | McLean County  
Available SF: 39,500 | Sale Price: \$2,370,000





3001 1/2 Gill St.  
Suite A  
Bloomington, Illinois  
[www.axis360.co](http://www.axis360.co)



**FOR SALE or LEASE - PROFESSIONAL OFFICE BUILDING**

**Address**  
404 Brock Dr, Bloomington

**Building Size**  
39,500 sq. ft on two floors

**Price**  
\$2,370,000

**Asking Rate**  
\$11.00/sq. ft. modified gross

**Lot Size**  
5.46 Acres

**Zoning**  
B-1 (General Comm. District)

**Built**  
1979

Free-standing, professional office building on 5.46 acres. Well cared for property with enough parking to support call center use. Building is sprinklered throughout.

Layout includes an Executive Office Suite with 7 private offices, secretarial seating, conference room, and bathroom with shower.

Other features include:

- Large network/server room with supplementary cooling
- Auditorium style meeting room with seating for 60
- Secure entrance with reception area
- Elevator located in lobby
- Large breakroom has vending system with frozen, refrigerated, and room temperature food options
- Two additional conference rooms
- Large mailroom
- Numerous other private offices and cubicles for staff

May consider lease for long term credit tenant.

**Laura Pritts**  
Designated Managing Broker  
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[www.axis360.co](http://www.axis360.co)



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## Property and Area Description

Free-standing, professional office building on 5.46 acres. Well cared for property with enough parking to support call center use. Building is sprinklered throughout. Layout includes an Executive Office Suite with 7 private offices, secretarial seating, conference room, and bathroom with shower. Other features include: • Large network/server room with supplementary cooling • Auditorium style meeting room with seating for 60 • Secure entrance with reception area • Elevator located in lobby • Large breakroom has vending system with frozen, refrigerated, and room temperature food options • Two additional conference rooms • Large mailroom • Numerous other private offices and cubicles for staff May consider lease for long term credit tenant.

## Population



Source: ESRI®, 2024

## Households



Source: ESRI®, 2024

Building Type:	Office
Available SF:	39,500
Number of Stories:	2
Zoning:	Business District
Year Built:	1979
Former Use:	Call Center
Within City Limits:	Yes
Sale Price:	\$2,370,000
Sale Price Note:	\$11/SF
Last Updated:	Feb 27, 2025

## Transportation

**Rail Served:** Unknown  
**Rail Served By:** Unknown  
**Rail Accessible:** Unknown  
**Rail Infrastructure in Place:** Unknown

## Economic Development Contact

**Casey Peterson**  
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## Realtor/Owner Contact

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