

2400 SW WASHINGTON STREET

PEORIA, IL 61602

INDUSTRIAL PROPERTY FOR SALE OR LEASE

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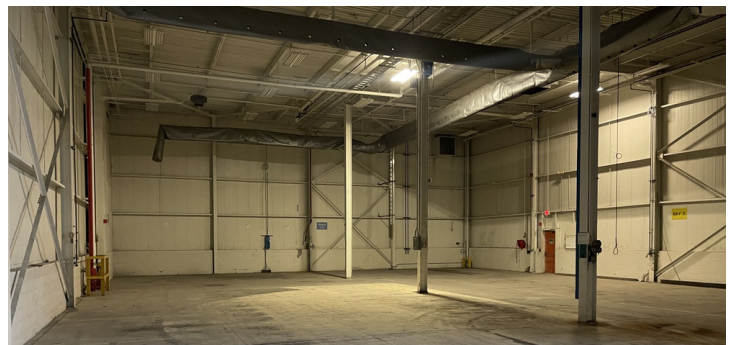
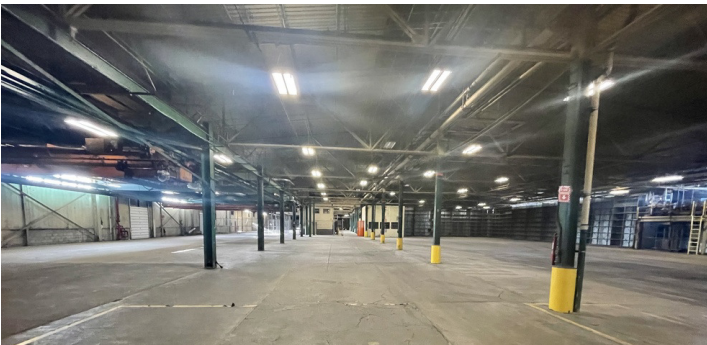
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PROPERTY DESCRIPTION

Up to 60,000 sq ft. available in this 157,112 sq. ft. building. Can lease as small as 20,000 sq. ft.

Ceiling heights vary from 15 feet in the north half to 20 feet in the southern portion, and 25 feet in the far northeast corner.

13,800-volt power, wet type sprinklers, one freight elevator up to 20,000 pounds, T8 and T5 fluorescent lighting (with a generator), and a parking lot are included. The break room is on first floor in building 304.

PROPERTY HIGHLIGHTS

- 20,000 - 60,000 sq. ft. available for lease
- Ceiling height: 16' - 25'
- 13,800 V power supply
- T8 & T5 fluorescent lighting
- Equipped with a generator
- Includes a freight elevator
- Zoned for industrial use

OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	\$1,500,000
Available SF:	20,000 - 60,000 SF
Lot Size:	6.16 Acres
Building Size:	157,112 SF

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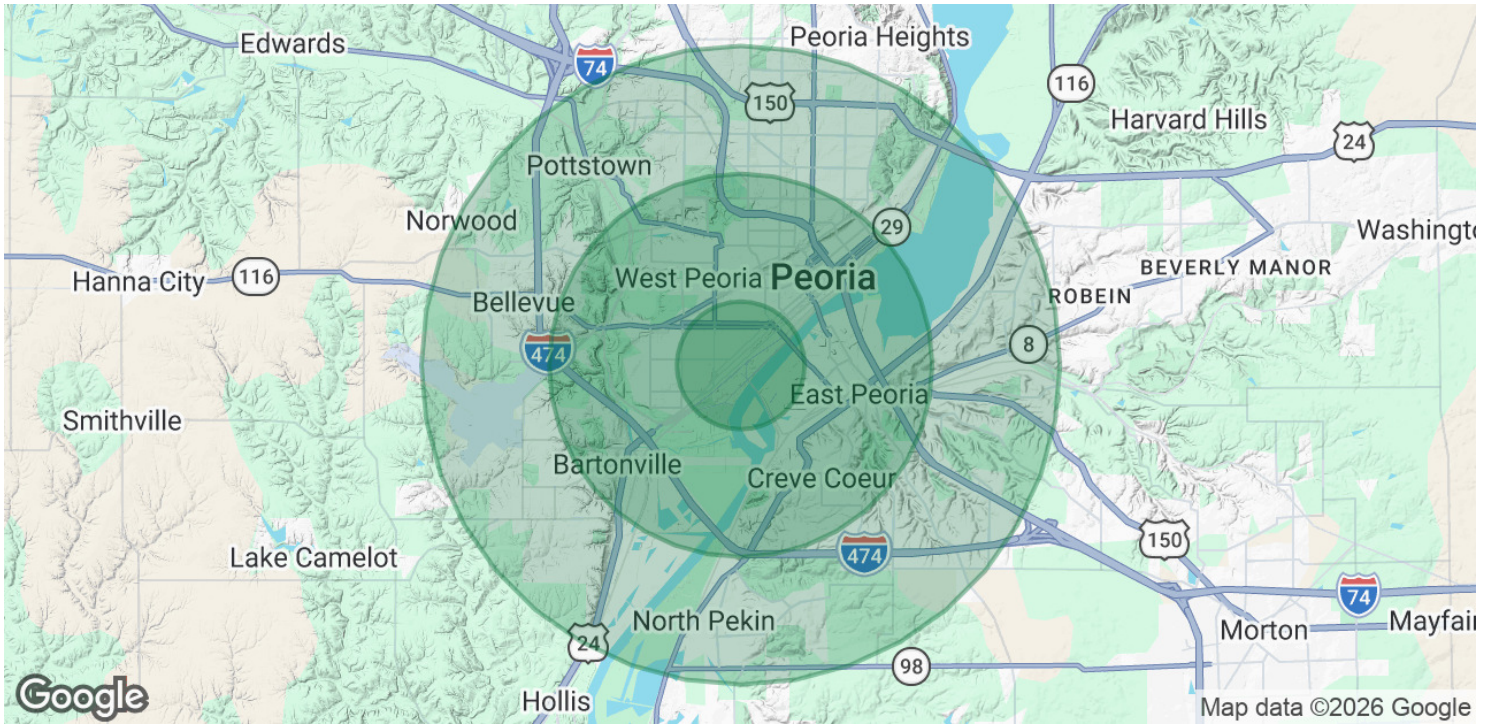
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,129	60,659	132,430
Average Age	28.3	31.2	33.9
Average Age (Male)	24.0	30.4	32.4
Average Age (Female)	31.7	32.0	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,778	23,182	53,605
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$31,398	\$44,971	\$50,644
Average House Value	\$44,125	\$92,988	\$99,595

2020 American Community Survey (ACS)

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