

**SALE PRICE
REDUCED**

2400 SW WASHINGTON STREET

PEORIA, IL 61602

INDUSTRIAL BUILDING FOR SALE

JASON MILLER

309.693.3000

jason@malooofcom.com

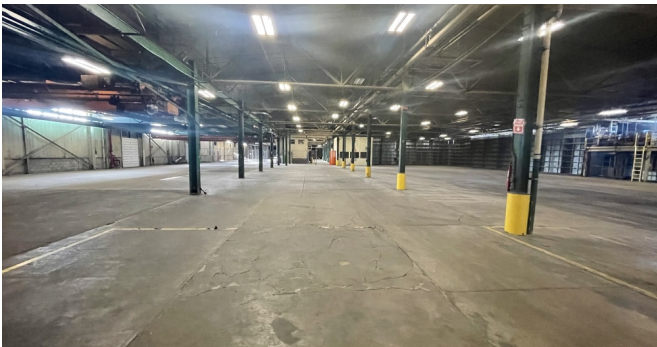


2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | malooofcommercial.com

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LOCATION DESCRIPTION

Located in the heart of Peoria on Washington Street. Originally built in 1965 as a manufacturing plant, this facility is within just a few miles of Bradley University, the Peoria Riverfront Museum, the Peoria Civic Center, and UnityPoint Health Methodist and OSF St. Francis Medical Center.

PROPERTY HIGHLIGHTS

- 157,112 sq. ft. among three floors on 6.16 industrial acres
- 16' - 25' ceiling height, 13,800 V power
- T8 & T5 fluorescent lighting, Generator
- Freight elevator, 4 docks w/ levelers, 2 ramps
- Lease with BNSF Railroad for use of 1,800 sf rail space

OFFERING SUMMARY

Sale Price:	\$1,290,000
Building Size:	157,112 SF (Divisible)



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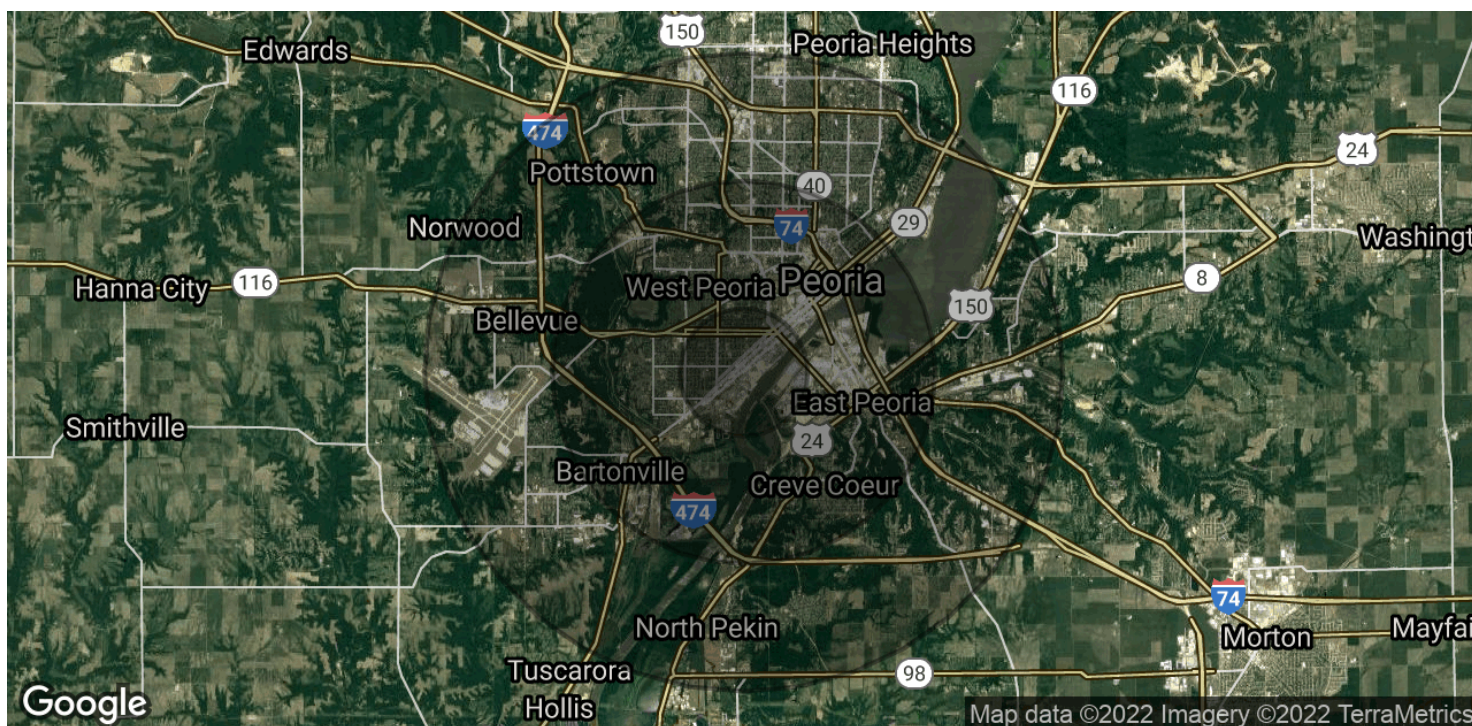
MALOOOF
COMMERCIAL
Real Estate Company

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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

** Demographic data derived from 2010 US Census*

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