

TURNKEY TRUCK MAINTENANCE & DISPATCH HEADQUARTERS

1065 W CENTER ST - EUREKA, IL

Joseph & Camper
COMMERCIAL



FOR SALE or LEASE:

Heavy-Duty Truck Maintenance & Fleet Operations Facility
Purpose-Built Transportation Hub
6.67 Acres | U.S. Route 24 Frontage

PROPERTY FEATURES

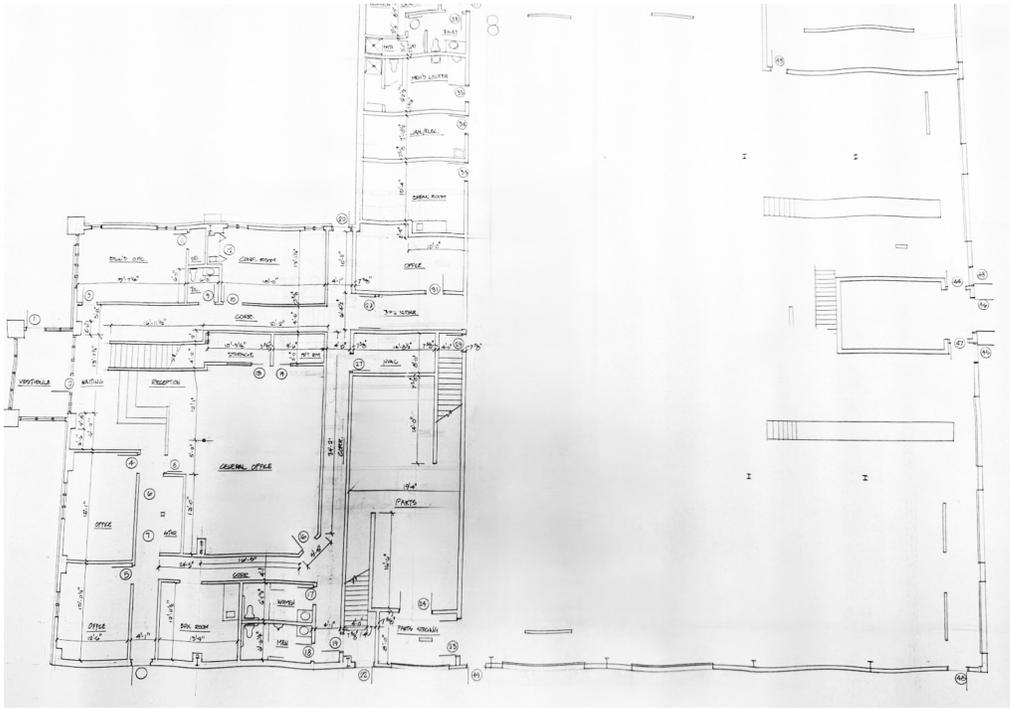
EXECUTIVE SUMMARY

- Purpose-built heavy-duty truck maintenance and fleet operations facility
- Reinforced concrete yard built for semi-truck traffic
- 3-Phase 600A power with backup natural gas generator
- Fully built-out dispatch, administrative and driver facilities
- Rare 6.67-acre industrial site with expansive maneuvering capacity

FLEET-READY INFRASTRUCTURE

- Semi maintenance pits with oil separator
- 10" reinforced concrete (warehouse + 4 acres yard)
- 25' clear height
- 11 overhead doors (4 drive-through)
- Dispatch room + driver sleep rooms
- Separate driver entrance to second floor
- Showers and break areas



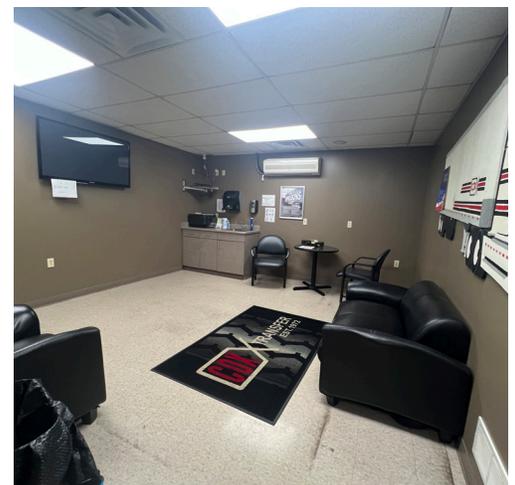


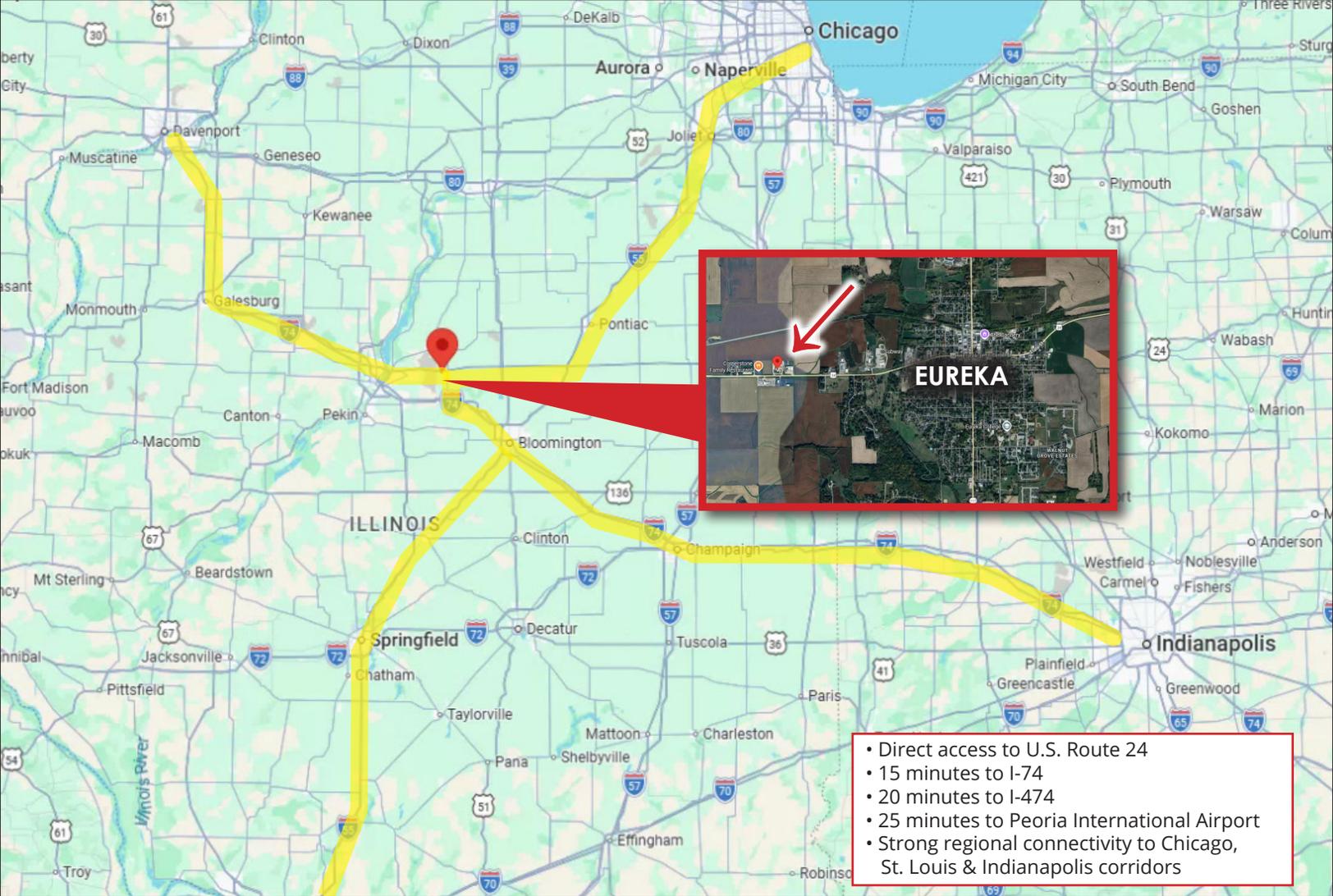
OFFICE & SUPPORT SPACES (MAIN LEVEL)

- Open work area with stations
- 3 Private Offices
- Conference Room
- Break Room
- 3 Restrooms

(SECOND LEVEL)

- Large open work area with 20+ workstations (dispatch room)
- 3 Private Offices
- Conference Room
- 3 Restrooms (1 with showers)
- Truck Driver Sleeping / Rest Rooms
- Separate Exterior Entrance for drivers — direct access to dispatch & facilities





- Direct access to U.S. Route 24
- 15 minutes to I-74
- 20 minutes to I-474
- 25 minutes to Peoria International Airport
- Strong regional connectivity to Chicago, St. Louis & Indianapolis corridors

PROPERTY DETAILS

PROPERTY TYPE	WAREHOUSE/OFFICE
BUILDING SIZES	28,410 SF Total 16,720 SF Warehouse/Service 11,690 SF Office (Two Levels)
YEAR BUILT	2000
PARKING	LARGE PAVED LOT
LAND SIZE	6.67 ACRES
ZONING	B-2
LEASE PRICE	\$7.50 PSF - NNN
REAL ESTATE TAXES (2024)	\$43,992.40
SALE PRICE	\$2,400,000



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