

SALE PRICE REDUCED

LOCK-TITE STORAGE

215 FAYETTE STREET & 309 MECHANIC, PEKIN, IL 61554

INVESTMENT FOR SALE

JASON MILLER

309.693.3000
jason@maloofcom.com



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LOCATION DESCRIPTION

Located between 2nd & 3rd Streets near the Secretary of State's office and Dairy Queen. Only minutes to IL State Route 9 (John T. McNaughton Bridge). Other area businesses include Pekin City Hall, the Tazewell County Courthouse, & several office and retail businesses.

PROPERTY HIGHLIGHTS

- **215 Fayette, Lock-Tite Storage:**
 - 12,152 sq. ft. building w/ ±80 units total. 64 units leased
 - (14) 5' X 5' Units; (13) 5' x 10' Units
 - (25) 10' x 10' Units; (28) 10' x 15' Units
 - Larger units can be divided into smaller units
- **309 Mechanic, Brock Industrial:**
 - 19,404 sq. ft. building
 - Fully leased by long-time tenant
 - 1,260 sq. ft. office w/ remaining warehouse
 - Currently in year 2 of 4-year lease renewal term

OFFERING SUMMARY

Sale Price:	\$1,399,000
Lot Size:	0.75 Acres
Building Size:	31,556 SF
NOI:	\$45,407.63

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