

2400 SW WASHINGTON STREET

PEORIA, IL 61602

INDUSTRIAL PROPERTY AVAILABLE

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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
- Contact Broker for pricing details

OFFERING SUMMARY

Available SF:	20,000 – 60,000 SF
Lot Size:	6.16 Acres
Building Size:	157,112 SF

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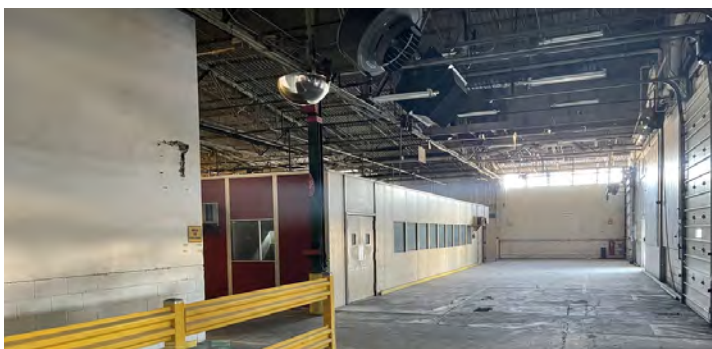
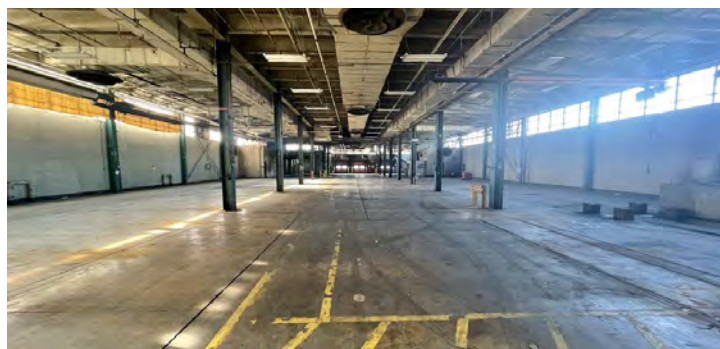
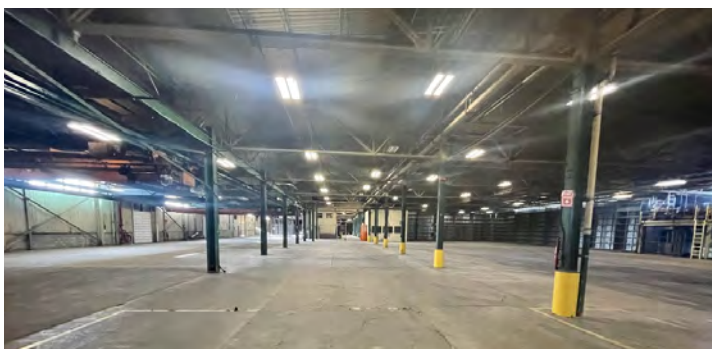
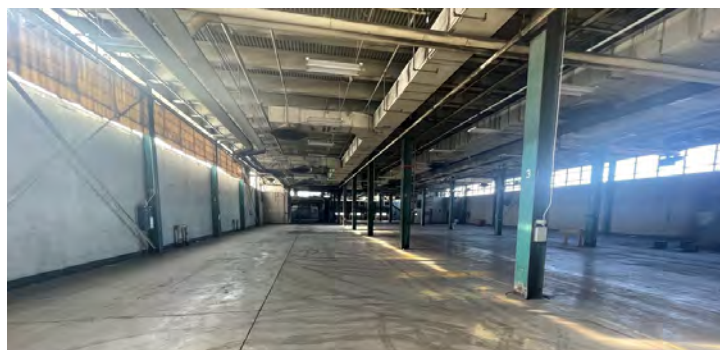
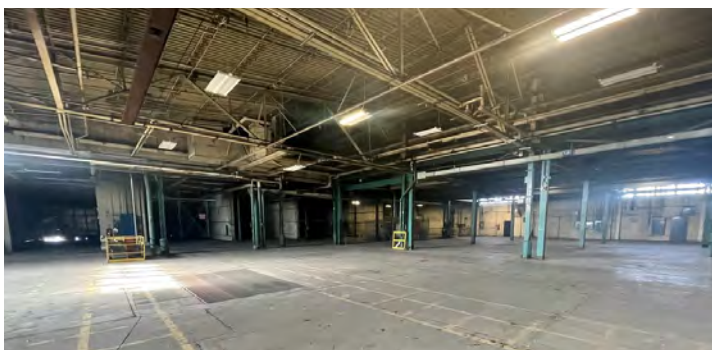
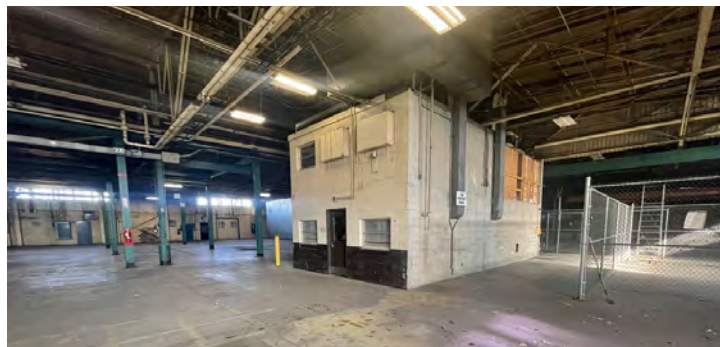
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Wayfinding Map

Building RPF - First Floor

2400 SW Washington
Peoria, IL



↑
North

Legend	
	Conference Room
	Restroom
	AED Device

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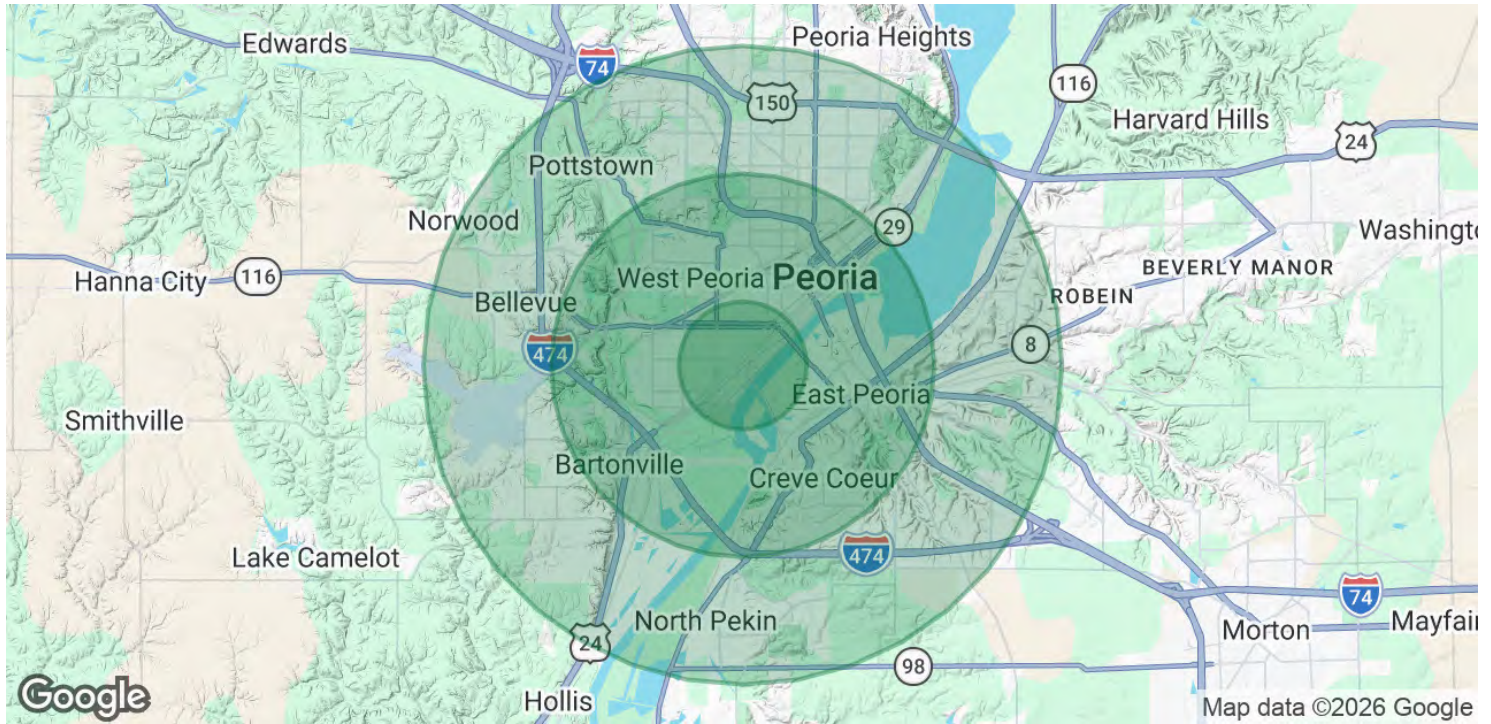
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,436	46,811	105,512
Average Age	34.9	36.3	39.4
Average Age (Male)	35.7	36.3	37.5
Average Age (Female)	33.0	36.2	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,601	20,141	46,588
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$40,144	\$59,776	\$68,281
Average House Value	\$47,007	\$105,776	\$122,813

2023 American Community Survey (ACS)

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