

# 4371 VENTURE DR. Peru, IL

## Unit 4373 | FOR LEASE

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### Property Specifications

Available SF:	± 4,300 SF
Loading:	3 Roll-Up Doors (28' x 26')
Parking:	20-30 Spaces
Lease Rate:	\$17.00 NNN

This Class A building is move-in ready and ideally positioned in the heart of a regional shopping center. The surrounding area benefits from strong traffic counts generated by major retailers, national franchise dining, top local hotels, and a wide range of healthcare and professional service providers.

The City of Peru serves as a key commercial hub along the I-80 corridor, drawing shoppers from a 30-mile radius and generating more than \$800 million annually in retail sales.

- ✓ Uses: Retail, Medical, or Professional Services
- ✓ Class A Location
- ✓ Signage In Place
- ✓ Security Room and Vault
- ✓ Break Room
- ✓ ADA Compliant
- ✓ CCTV

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