

SALE PRICE REDUCED

2315 W ALTORFER DR

PEORIA, IL 61615

INDUSTRIAL PROPERTY FOR SALE

DAN MALOOF

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MALOOF
COMMERCIAL
Real Estate Company

2411 W. Cornerstone Court, Peoria, IL 61614 | 309.693.3000 | malooftcommercial.com

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INCOME PRODUCING



Sale Price

\$2,276,950

OFFERING SUMMARY

Building Size:	43,610 SF
Lot Size:	1.81 Acres
Price / SF:	\$52.21
Zoning:	I1 Industrial/Business Park Dist.

LOCATION OVERVIEW

Situated in a dynamic area with convenient access to major highways, the property offers proximity to popular amenities and attractions. Explore the nearby Grand Prairie Shopping Center for retail and dining options, or benefit from the thriving business community in the vicinity. The location is close to desirable residential neighborhoods, providing a potential talent pool for future tenants.

PROPERTY HIGHLIGHTS

- Well maintained 43,610 SF industrial building on 1.81 acres
- Office area, 4 docks, 1 overhead door & sprinkler system
- 3 ph/800 amp service & 18' - 21' ceiling heights
- Addition built in 2015 and parking for 20+ vehicles
- 100% leased to a single tenant through June 2027

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