

# LIGHT INDUSTRIAL UNITS

## VALLEY FORGE ROAD - WASHINGTON, IL

**Joseph & Camper**  
COMMERCIAL



# FOR LEASE:

## PROPERTY FEATURES

- New construction industrial/ flex spaces for lease in Washington IL
- Located on Valley Forge Drive just south of Peoria Street
- Plans call for five 1,000 SF units at approximately 20' X 50' and two 1,250 SF units at 24' x 50'
- 50,000 BTU Natural gas unit heater, 100 AMP/ 3 phase service panel, and LED industrial lighting
- 12' X 14' Electric garage door with keypad
- 16' – 19.6' Ceiling height
- Each unit includes a restroom
- Trench drain in the main area
- Exterior camera/lighting security
- Building construction is complete with four units leased and two remaining.

1,250 SF - WAREHOUSE/STORAGE UNITS  
\$15.00 PSF - GROSS PLUS UTILITIES

## PROPERTY DETAILS

PROPERTY TYPE	WAREHOUSE
SPACE AVAILABLE	REAR UNIT - 1,250 SF
LAND SIZE	0.36 ACRES
ZONING	I-1
LEASE PRICE	\$15.00 PSF (\$1,562.50 PER MO.)
LEASE TYPE	GROSS PLUS UTILITIES

**Will Hayes**

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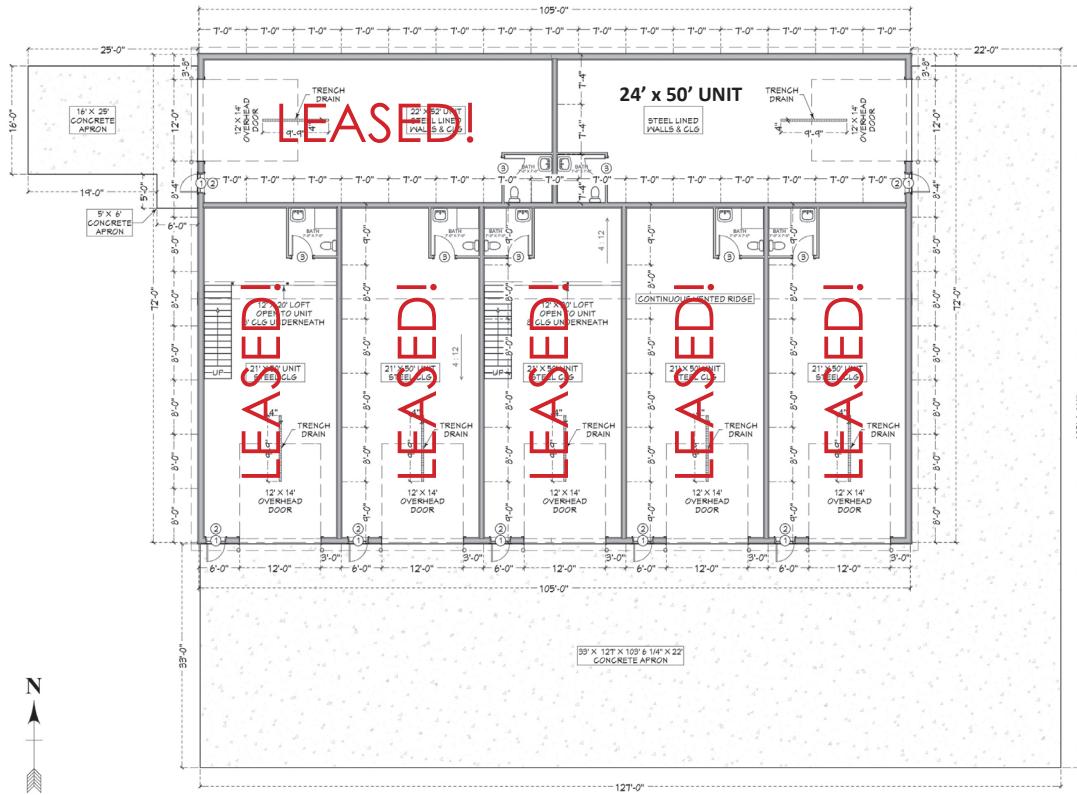
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