

1860 W CRUGER RD

WASHINGTON, IL 61571



PROPERTY DESCRIPTION

Brand new build warehouse spaces/contractor bays, conveniently located on Cruger Road just off of Route 24.

These clean, lined, 16' tall, 2,280 sq. ft. warehouse spaces each feature 2 oversized garage doors, a man door, floor drains, overhead heater, and the lease includes all utilities - water, sewer, electric and gas. Gross lease at \$3000/mo.

One 1,440 sq. ft. unit is also available for lease at \$1500/mo including all utilities.

These units are currently under construction and will be finished and ready for occupancy starting August 1, 2024. Reserve your unit today with a Letter of Intent.

OFFERING SUMMARY

Lease Rate:	\$1,500.00 - 3,000.00 per month (Gross)
Available SF:	1,440 - 2,800 SF
Lot Size:	57,939 SF
Building Size:	8,640 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	119	409	1,851
Total Population	329	1,137	5,076
Average HH Income	\$138,302	\$138,862	\$134,861

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL

TRADERS UNLIMITED

Jessica Ball

Broker, REALTOR
309.363.2929
jessicaball@remax.net
Broker IL#475.175281



Justin Ball

Broker, REALTOR
309.323.0399
justin.ball@remax.net
Broker IL#475.175281



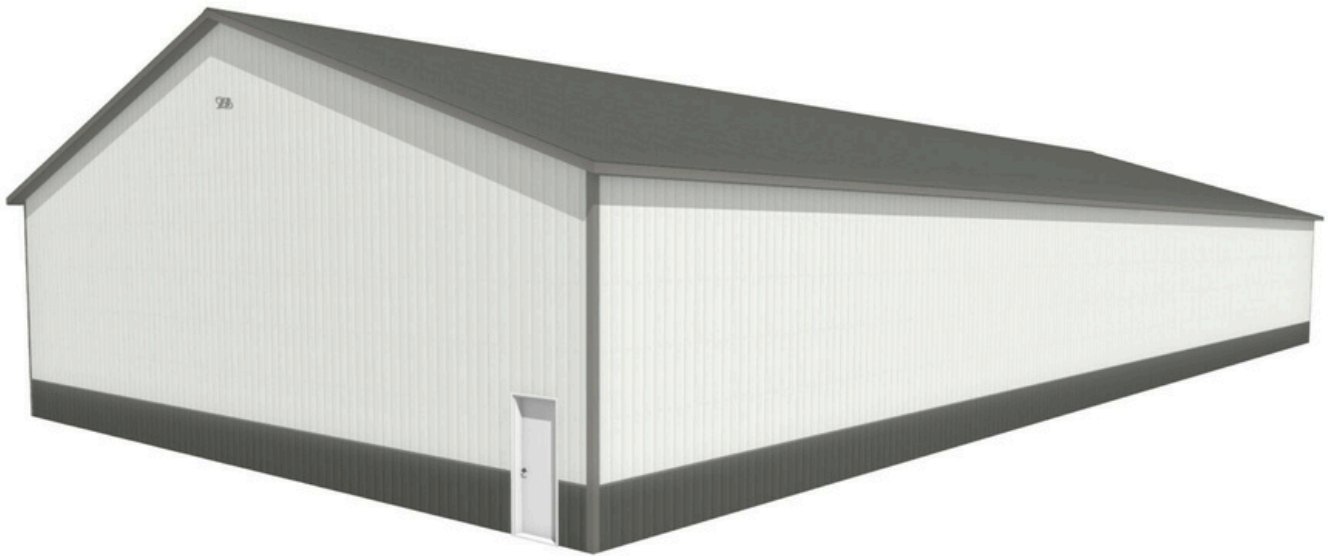
CommercialPeoria.com Office: 3622 N Knoxville Ave
Peoria, IL 61603

FOR LEASE | INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS
BACK OF BUILDING

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,440 - 2,800 SF	Lease Rate:	\$1,500.00 - \$3,000.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2 and 3	Available	2,800 SF	Gross	\$3,000 per month	These clean, lined, 16' tall warehouse spaces each feature 2 oversized garage doors, a man door, floor drains, overhead heater, and the lease includes all utilities - water, sewer, electric and gas. 2 units available at \$3000 gross each.
4 End Cap	Available	1,440 SF	Gross	\$1,500 per month	This clean, lined, 16' tall warehouse space features an oversized garage door, a man door, floor drains, overhead heater, and the lease includes all utilities - water, sewer, electric and gas.

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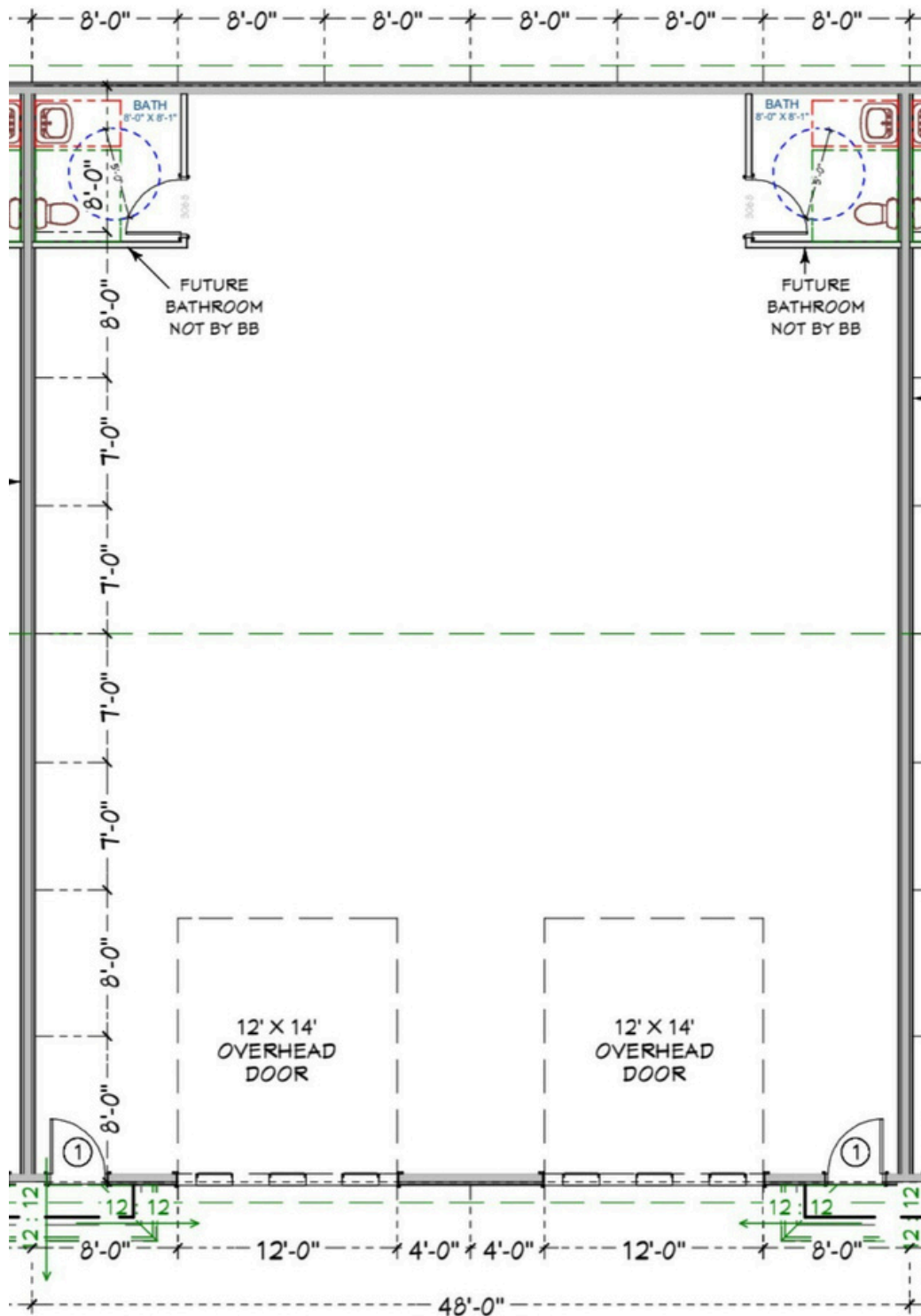
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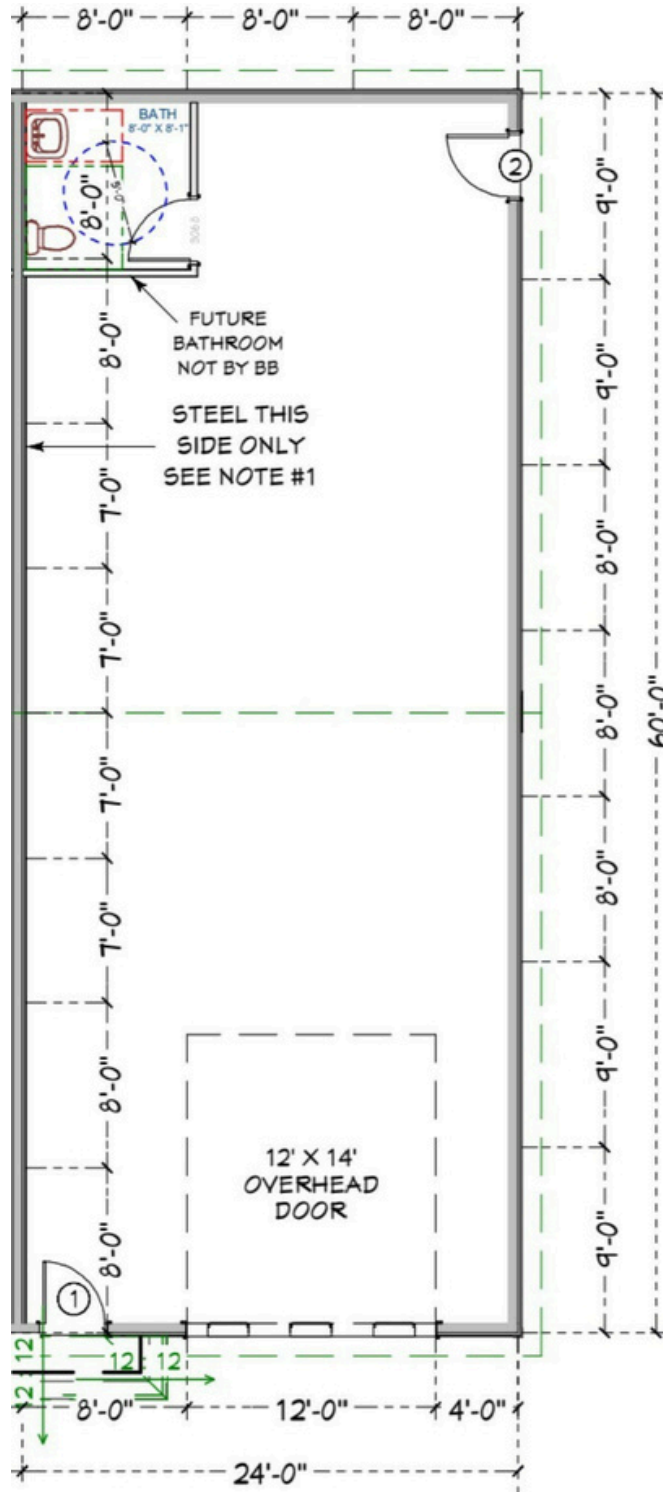
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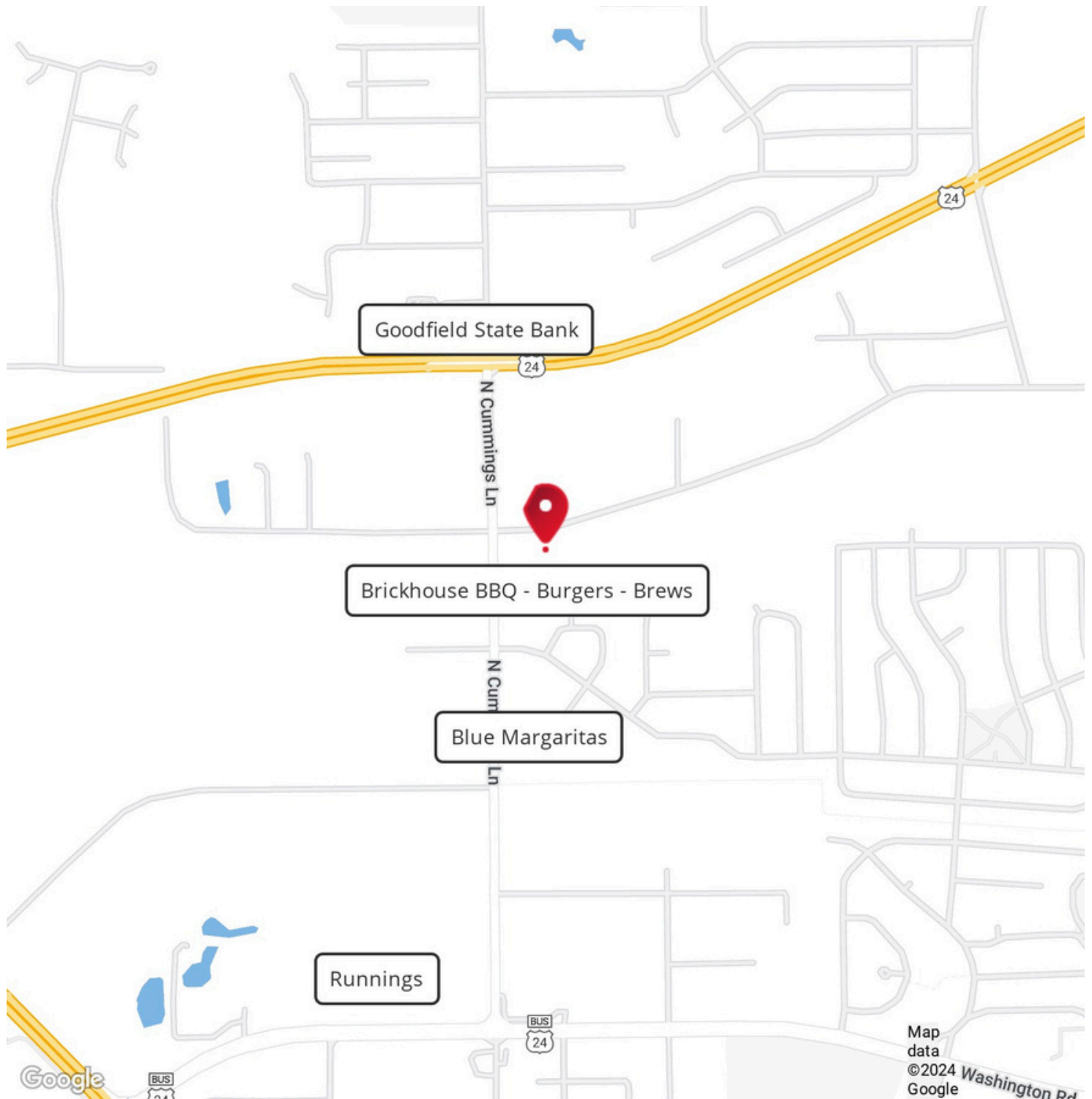
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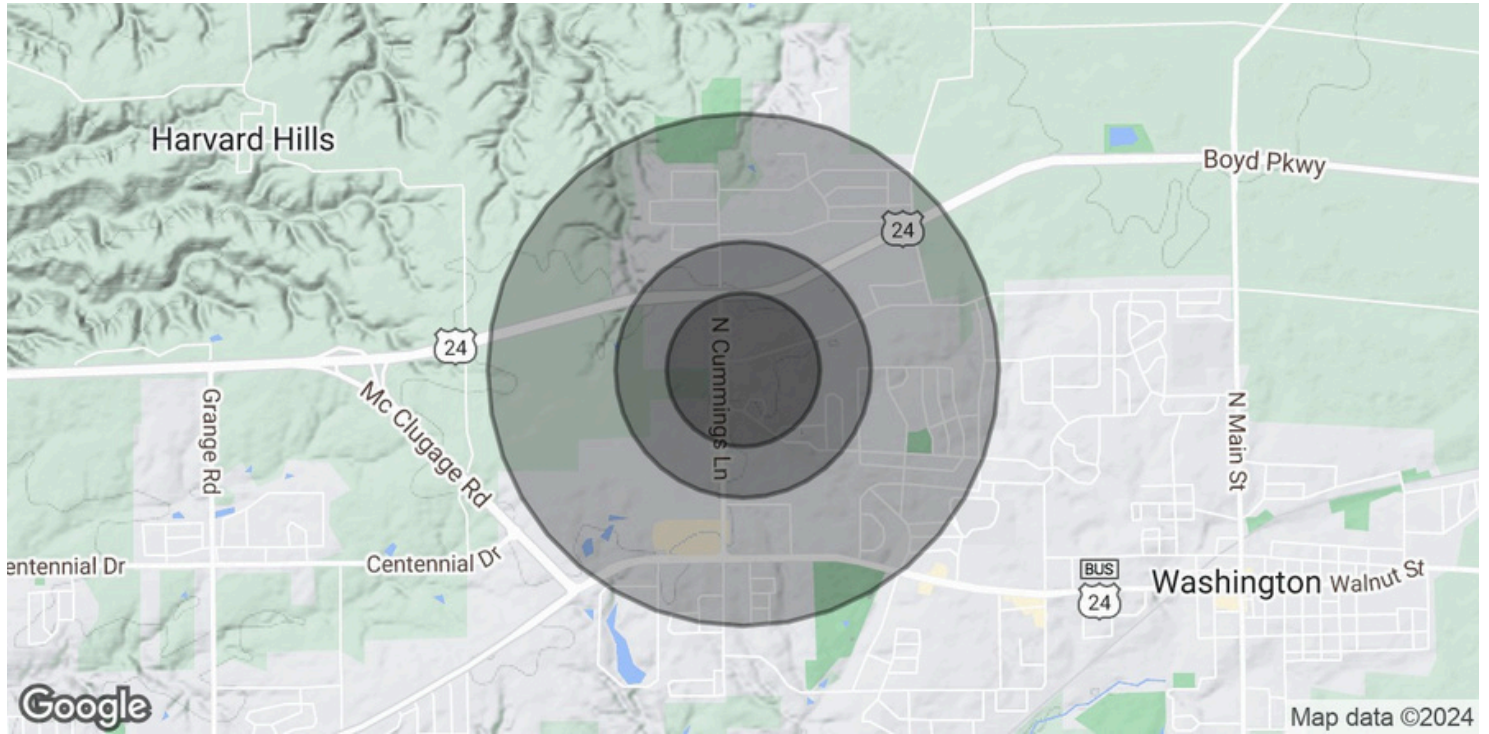
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	329	1,137	5,076
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	37	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	119	409	1,851
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$138,302	\$138,862	\$134,861
Average House Value	\$327,440	\$330,906	\$320,497

Demographics data derived from AlphaMap

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About the O'Bryan and Ball Team



Our team takes pride in our ability to inspire confidence and in building long-term relationships with our clients. It begins and continues with serving their interests and their interests alone. This approach provides us the ability to serve our clients today, tomorrow, and always. Our team has over 40 years of experience in commercial real estate that includes expertise in agricultural & recreational land sales, the public health industry, office leasing, and retail & industrial tenant/buyer representation. We've mastered the skill of developing marketing plans designed for sellers that ensure the highest price is realized for the property.

Mike O'Bryan, President of RE/MAX Traders Unlimited Commercial, is recognized as one of the region's top real estate professionals and has received numerous awards and acknowledgements. In 2018, Mike was one of the four recipients of the National Commercial Award from the National Association of Realtors. He was awarded the Outstanding Sales Achievement Award by REMAX International for #1 Commercial Sales Associate in 2022 for the St. Louis region. He was also recognized in 2020 by RE/MAX International as one of the top 50 Commercial Sales Associates in the US (#41) and top 100 in the world (#99).

Jessica and Justin Ball are both REALTORS with RE/MAX Traders Unlimited Commercial. They have helped a variety of small and large clients with buying, selling and leasing commercial properties (multifamily, office, retail, warehouse, industrial, farm and land). As real estate investors in both residential and commercial properties, developers and business owners, they have first-hand knowledge to bring to representing their clients.

Our past and current clients include CSE Software, Methodist Medical Center of Illinois, Caterpillar, Inc., Boy Scouts of America, OSF Healthcare and Peoria Academy.

Our team is active in many local and national organizations including the National Association of Realtors, Peoria Area Commercial Association of Realtors, Peoria Rotary North, Impact Central Illinois, the Peoria Area Chamber of Commerce, Ronald McDonald House Charities of Central Illinois, Bradley University Braves Club Board, Heart of Illinois Big Brothers Big Sisters, Redeemer Lutheran Church, Peoria First Business Network International (BNI), and Hooked on Fishing Camp.



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