

1506 W LUTHY DR

PEORIA, IL 61615

INDUSTRIAL PROPERTY FOR SALE

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LOCATION DESCRIPTION

Located in the vibrant city of Peoria, IL, the area surrounding the property offers a dynamic mix of business and leisure opportunities. A thriving commercial hub, Peoria is home to a range of amenities and attractions, including the Peoria Riverfront, the Peoria Civic Center, and the popular Northwoods Mall, providing ample dining, shopping, and entertainment options for professionals and visitors alike. With its close proximity to major transportation routes, this location presents an ideal opportunity for businesses seeking a strategic and accessible base in the heart of Illinois. The area's diverse blend of commercial, cultural, and recreational offerings make it an attractive choice for office investors and tenants.

PROPERTY HIGHLIGHTS

- 18,748 SF of versatile space on 1.62 Acres
- 16,362 SF heated warehouse with (1) 8' dock & 2 drive-in doors
- ±3,386 SF office area with 2 conference rooms & 3 private offices
- Zoned I1 (Industrial/Business Park Dist)

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	1.62 Acres
Building Size:	18,748 SF

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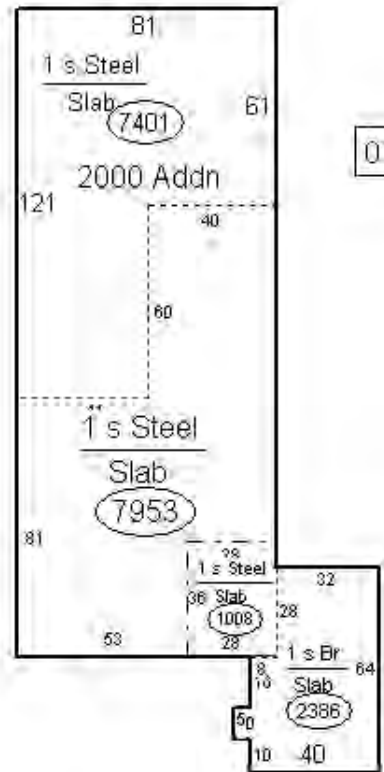
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