



INDUSTRIAL WAREHOUSE BUILDING

215 TAYLOR ST., EAST PEORIA, IL

FOR SALE



STEVE REEVES

E-MAIL: Stever Reeves@josephcamper.com

CELL: 309-550-0139

5001 N. University St., Peoria, IL | 309-691-5919

WWW.JOSEPHCAMPER.COM

ABOUT THE **PROPERTY**



IDEAL OWNER/USER OR NET INVESTMENT OPPORTUNITY!
49,540 SF - INDUSTRIAL/FLEX/MANUFACTURING/WAREHOUSE BUILDING
PRICE: \$2,390,000

PROPERTY FEATURES

This property is currently configured into 5 units, perfect for an owner/occupier or net investor. Four units available for lease, or immediate owner occupancy.

This property is located adjacent to The Levee District in East Peoria. The Levee District is a vibrant mixed-use center and a major shopping destination for the greater Peoria area. The Levee District is home to anchor retailers Target, Costco, Slumberland Furniture, Ulta and Ross Dress for Less. The Levee District draws over three million visitors annually.

PROPERTY HIGHLIGHTS

- ✓ Building is 49,540 SF and is located on 3 parcels with a total of 1.94 acres
- ✓ Built in 1965 and fully renovated in 2023
- ✓ 3 Phase, 2,000 AMP Power
- ✓ Ceiling heights range up to 21 FT
- ✓ Ample parking on site with front parking and side parking lots.
- ✓ Ideally located off Main Street and Washington Road with easy access to Interstate 74
- ✓ Offered at \$48.24 PSF
- ✓ Broker interest



PROPERTY AERIAL MAP



FINANCIAL OVERVIEW



UNIT	BASE RENT	UNIT SIZE	TOTAL BASE RENT
Unit 1	\$4.95 PSF (PROFORMA)	18,115 SF	\$89,669.25
Unit 2	\$4.95 PSF (PROFORMA)	10,975 SF	\$54,326.25
Unit 3	\$4.50 PSF (PROFORMA)	9,950 SF	\$44,775.00
Unit 4	\$3.89 PSF (PROFORMA)	5,960 SF	\$12,184.40
Unit 5	\$4.31 PSF (ACTUAL)	4,540 SF	\$19,567.40
TOTAL BASE RENT			\$220,522.30

PROFORMA

SCHEDULED BASE RENTAL REVENUE (UNIT 5)	\$19,567.40
PROFORMA RENTAL REVENUE (UNITS 1-4)	\$200,954.90
TOTAL RENTAL REVENUE	\$220,522.30

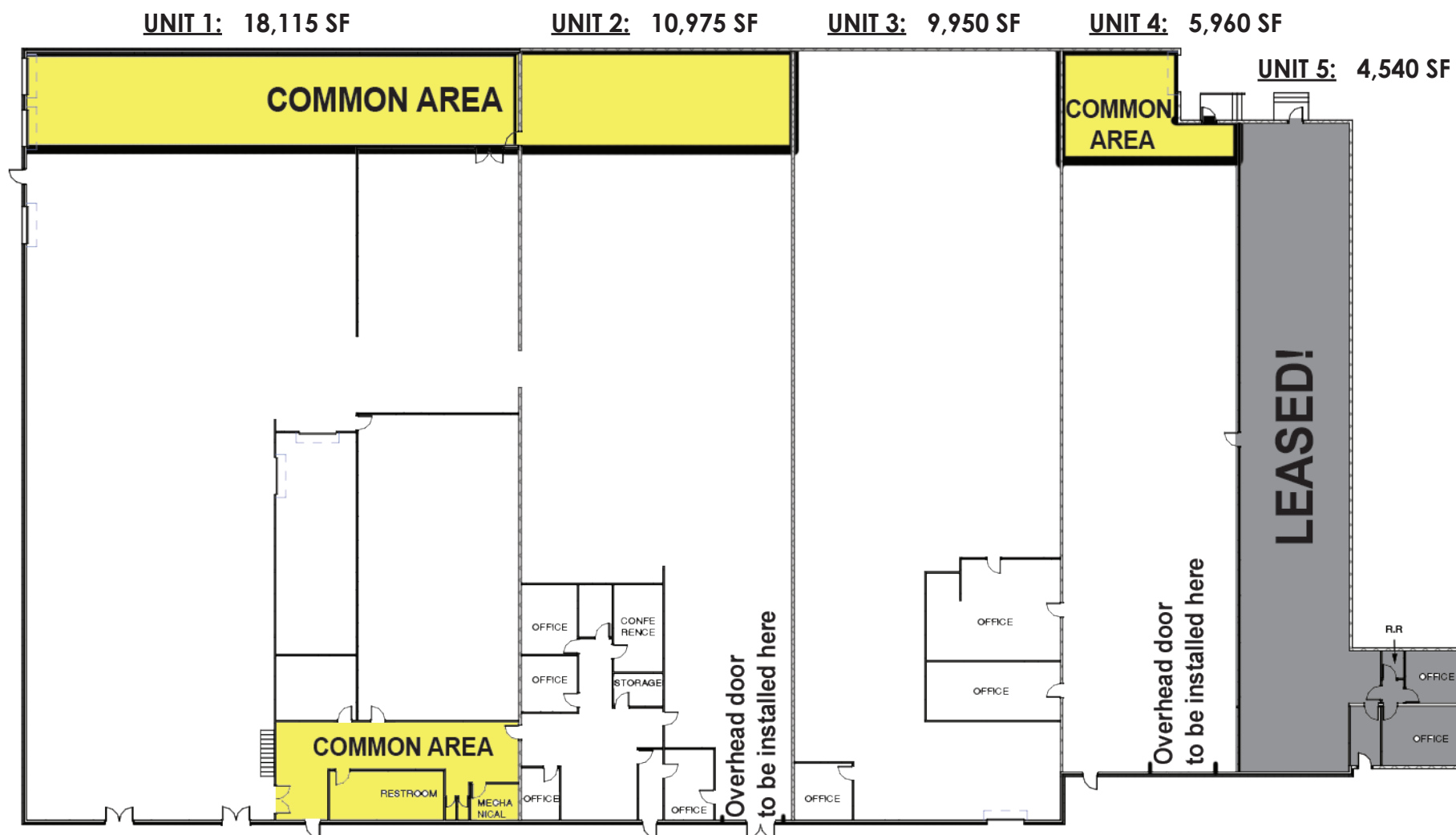
Real Estate Taxes (2023 payable 2024)	\$15,330.10
Common Area Maintenance	\$33,041.50
Insurance	\$8,104
TOTAL REIMBURSEMENT REVENUE	\$56,475.60

POTENTIAL GROSS REVENUE	\$276,997.90
General Vacancy (3.00%)	\$8,309.94
EFFECTIVE GROSS REVENUE	\$268,687.96

EXPENSES

Real Estate Taxes	\$15,330.10
Common Area Maintenance	\$33,041.50
Insurance	\$8,104
Management Fee (4.00% of EGR)	\$8,820.89
TOTAL EXPENSES	\$65,296.49
NET OPERATING INCOME	\$203,391.47

PROPERTY SITE PLAN



PROPERTY PHOTOGRAPHS



**UNIT 1: 18,115 SF offered at \$4.95 PSF - NNN
or available for immediate owner occupancy!**

- Shared semi truck loading dock.
- One dedicated UPS/box truck height dock.
- One dedicated overhead drive in door.
- 21 FT Ceiling height.
- Mezzanine with steel truss reinforcement for high load capability.
- Air conditioned warehouse, and air conditioned office area with kitchenette.
- Energy efficient radiant ceiling mounted heating system.



**UNIT 2: 10,975 SF offered at \$4.95 PSF - NNN
or available for immediate owner occupancy!**

- Shared semi height loading dock.
- Luxurious office area with conference room, multiple private offices, and air conditioning.
- 18 FT Ceiling height.
- 14 FT overhead drive-in door to be installed.

PROPERTY PHOTOGRAPHS



**UNIT 3: 9,950 SF offered at \$5.40 PSF - NNN
or available for immediate owner occupancy!**

- Shared semi height loading dock.
- Shared access to UPS height loading dock.
- Mezzanine office/break area overlooking warehouse.
- One dedicated overhead drive-in door.
- 18 FT ceiling height.



**UNIT 4: 5,960 SF offered at \$2,500 Per/Mo. - Gross
or available for immediate owner occupancy!**

- Shared UPS height loading dock.
- 11 FT ceiling height.
- One 12 FT overhead drive-in door to be installed.

UNIT 5: 5,960 SF Leased at \$4.31 PSF - NNN





- Lease expires on 4/30/2028.
- One overhead door.
- Shared access to UPS height loading dock.
- 18 FT ceilings

PROPERTY OVERVIEW

PROPERTY DETAILS

PROPERTY TYPE	INDUSTRIAL/FLEX/WAREHOUSE
BUILDING SIZE	49,540 SF
AVAILABLE FOR LEASE	UNIT 1 - 18,115 SF UNIT 2 - 10,975 SF UNIT 3 - 9,950 SF UNIT 4 - 5,960 SF
ZONING	M-1
YEAR RENOVATED	2023
LAND SIZE	1.94 ACRES (3 PARCELS)
ELECTRIC	3 PHASE, 2,000 AMP
LEASE RATES	UNIT 1: \$4.95 PSF - NNN UNIT 2: \$4.95 PSF - NNN UNIT 3: \$4.50 PSF - NNN UNIT 4: \$2,500 PER/MO - GROSS
SALE PRICE	\$2,390,000
PROFORMA NET LEASED NOI	\$203,391.47
PROFORMA CAP RATE	8.51%

PROPERTY DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
 POPULATION	3,128	97,459	233,305
 HOUSEHOLDS	1,422	41,423	99,129
 AVG. INCOME	\$72,169	\$65,986	\$82,822
 CARS PER DAY	42,100 ON I-74 20,300 ON CAMP ST		

AREA OVERVIEW

LOCATION HIGHLIGHTS

- A quick drive across the Illinois River takes you to East Peoria, where entertainment is never in short supply. Home to the famous Festival of Lights, this marvel of engineering creates giant floats and scenes made entirely of Christmas lights! Enjoy live casino action at the Par-A-Dice Hotel Casino and choose from over 900 slot machines, 30 table games and live poker. Discover the numerous shopping and dining options in the ever-growing Levee District.
- East Peoria is the suburban home to over 23,000 residents in the Heart of Illinois.
- Located around Interstate 74, East Peoria is home to a wide variety of shops, restaurants, and educational opportunities hosting residents from all walks of life. With numerous special events each year ranging from Illinois' largest Independence Day fireworks show to the Illinois High School Association State Softball Finals, East Peoria has something to offer for everyone.
- Bradley University (located within the City of Peoria) and Illinois Central College have a combined total of more than 18,200 students. Also within the vicinity of 2 major hospitals, Carle Health and OSF St Francis - home of St Jude Research Hospital.

