

1616 - 1620 W CHANUTE RD

PEORIA, IL 61615

INDUSTRIAL PROPERTY FOR LEASE

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PROPERTY HIGHLIGHTS

- 1616 Chanute has one suite available
 - Suite C: 30,240 sf with 4 docks & office space
- 1620 Chanute has one suite available
 - Suite A/B: 43,866 sf offers 6 docks & 3,000 sf office
- Spaces share a large parking lot and have direct access to units
- Buildings are equipped with sprinklers & 3-phase/300 Amp power
- Existing Lessee will work with current Lessor to extend, amend, or assign current lease. Subject to terms, conditions, and review by Lessor/Owner prior to lease execution.

OFFERING SUMMARY

Lease Rate:	\$4.75 PSF
Available SF:	30,240 – 64,230 SF
Lot Size:	7.72 Acres

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	15,720	35,228	49,640
Total Population	37,479	81,511	118,494
Average HH Income	\$119,039	\$102,728	\$94,805

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