

OFFERING MEMORANDUM

2500

N. Main Street

Peoria, Illinois

±103,000 SF
Industrial Warehouse/
Office Facility



www.2500NMain.com



CBRE

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

PROPERTY SUMMARY



103,000 SF INDUSTRIAL
WAREHOUSE & OFFICE



M-1 INDUSTRIAL ZONING



3-PHASE POWER
1,200 AMPS



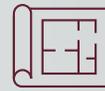
11 INTERIOR DOCKS
+ 14' OVERHEAD DRIVE-IN
BAY



16'-18' CLEAR HEIGHT



ENTERPRISE ZONE
INCENTIVES AVAILABLE



SINGLE-USER OR
MULTI-TENANT LAYOUT



BLOCK MASONRY AND
STEEL



PROPERTY KEY METRICS

Building Square Footage	103,032
Office Square Footage	25,200
Total Land Area	7.83 Acres
Zoning	M-1 Industrial
Year Built	1962
Parcels	01-01-23-300-010 & 01-01-23-300-019
Property Taxes	\$93,032.38 (2025)
Power	3 Phase – 480 Volt
Column Spacing	40' x 40'
Ceiling Height	16-18'
City Utilities	Water, Natural Gas, Electric
HVAC	<ul style="list-style-type: none">• Warehouse: Overhead heaters & radiant heat• Office: Forced air heat/AC• All MEP's are well maintained in good working order
Dock Doors	<ul style="list-style-type: none">• 11 interior docks (~38' interior, 2 dock levelers)• 14' overhead drive-in bay• 3 dock doors on South side
Construction	Block Masonry & Steel
Parking	80 spaces
Current Annual Rent Income	\$123,110.00
Proforma Rent Income	\$632,926.00
Proforma CAP Rate	8.87%
Sale Price Guidance Spacing	\$3,990,000
Lease Pricing Guidance	\$5.50/SF/YR NNN



PROXIMITY TO METRO MARKETS



INTERSTATE/ HIGHWAY ACCESS

DISTANCE TO



0.5 miles



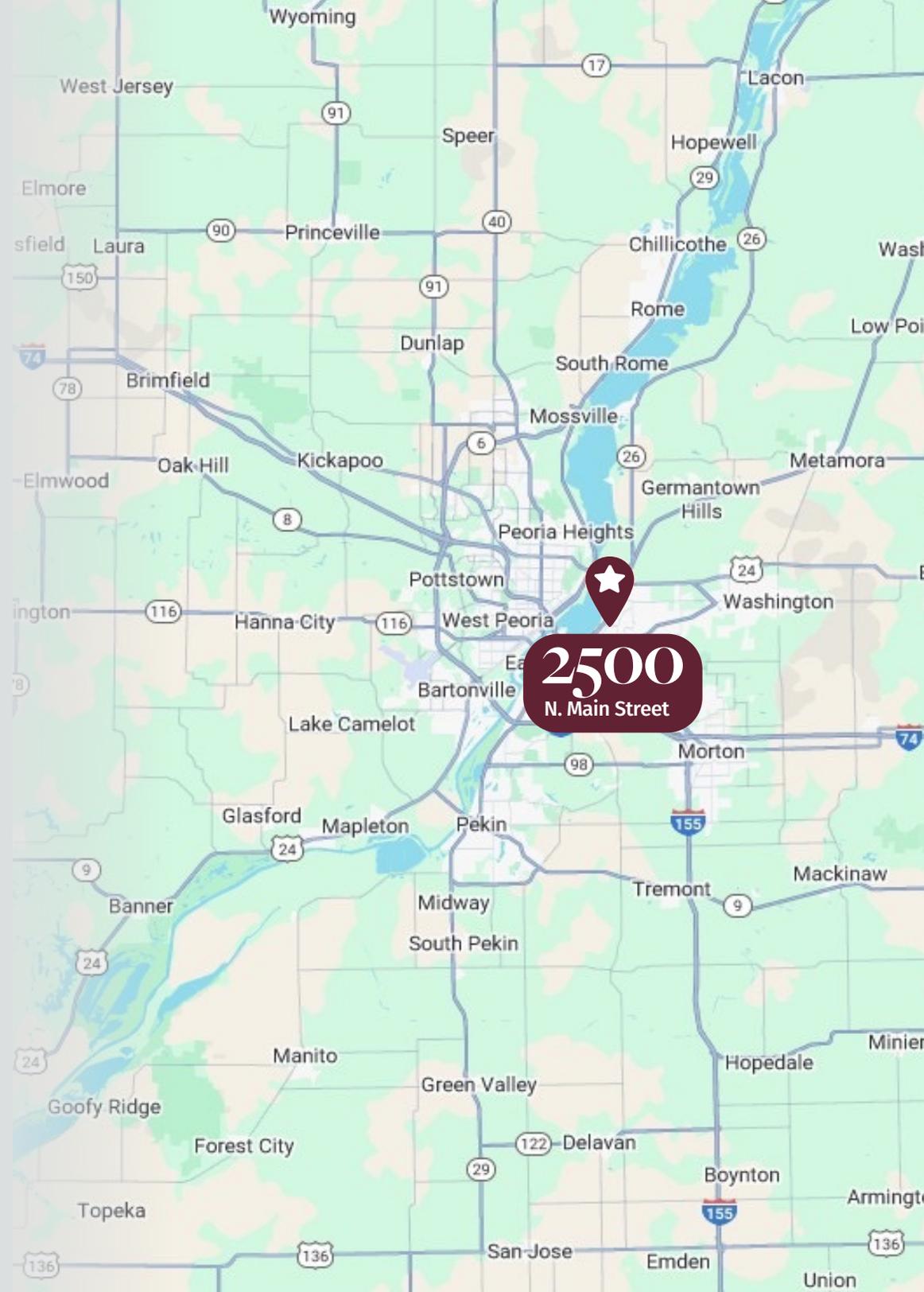
2 miles



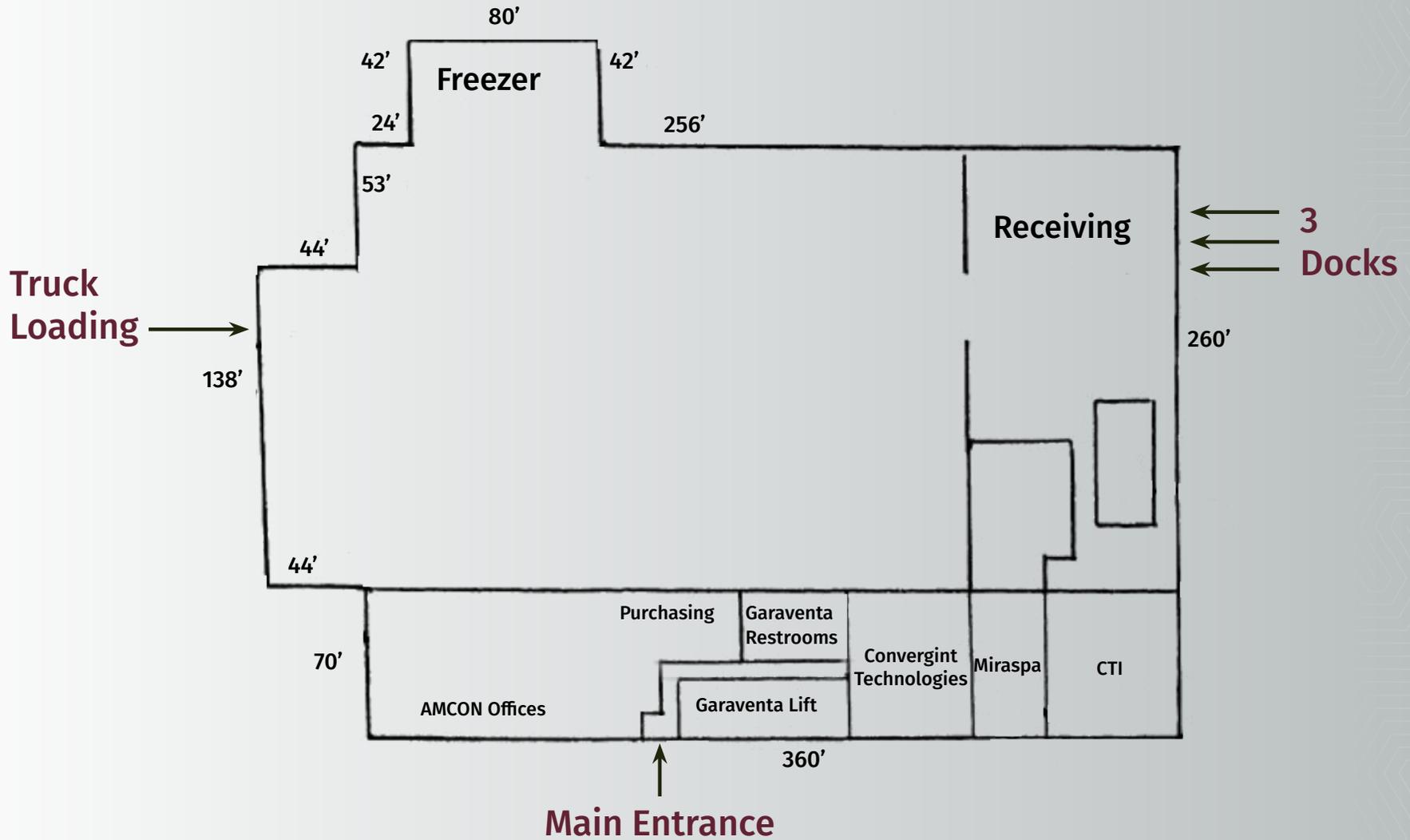
9 miles



40 miles



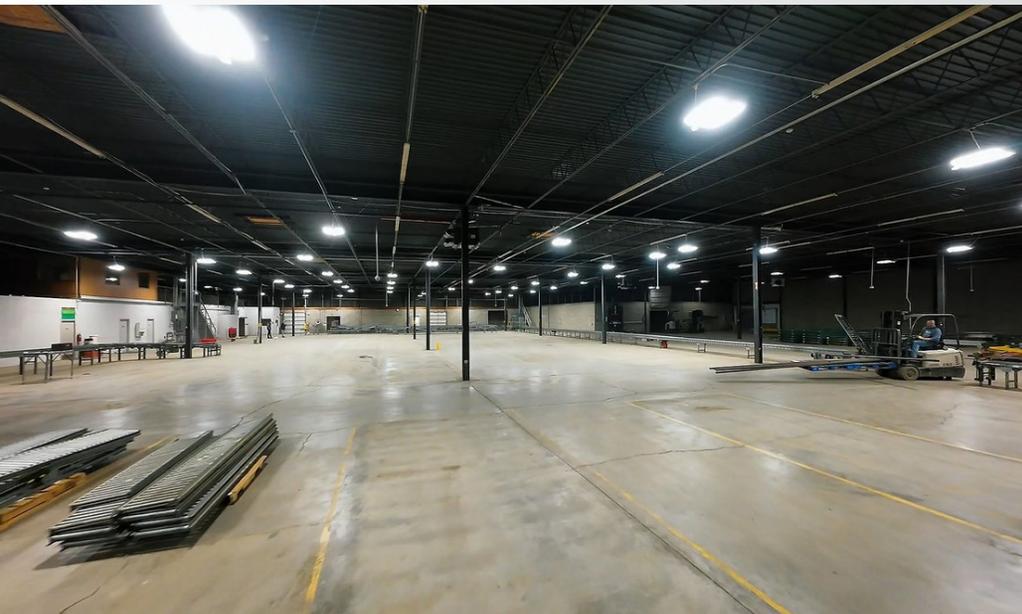
BUILDING FLOOR PLAN



PROPERTY OUTLINE



PHOTOS



PHOTOS



MARKET OVERVIEW

Peoria, Illinois

The Peoria, IL MSA is a central Illinois economic hub anchored by the City of Peoria and includes Tazewell County, Woodford County, Stark County, Marshall County, and Peoria County. Strategically located along the Illinois River, the MSA benefits from strong transportation connectivity via Interstate 74, Interstate 474, and U.S. Route 24, providing efficient access to regional and national markets. The area's economy is diverse, supported by healthcare, advanced manufacturing, education, logistics, and professional services, with major employers including Caterpillar Inc., OSF HealthCare, and UnityPoint Health. This combination of infrastructure, workforce, and industry diversity makes the Peoria MSA a stable and attractive market for commercial real estate investment and business expansion.



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Michael McCall
Senior Vice President
CBRE
LIC # 481.010682
203.325.5321
michael.mccall@cbre.com

Zane Peterson, CCIM
Managing Broker
Main Place Properties
LIC # 481.010682
217.454.8800
zane@mainplace.us

Kaitlyn Ewing
Licensed Executive Asst.
Main Place Properties
LIC # 475.206516
217.422.3330
kaitlyn@mainplace.us

