

# OFFICE/WAREHOUSE SPACE

1014 N PIONEER PARKWAY - PEORIA



## FOR LEASE:

2,040 - 5,200 SF (COMBINED FOR 7,240 SF) OFFICE SPACE  
& 9,530 SF WAREHOUSE (DIVISIBLE)

### PROPERTY FEATURES

- Office and Warehouse space for lease on Pioneer Parkway.
- West side of building offers 5,200 SF of space that consists of multiple large offices/training rooms. Space is divisible.
- Northeast corner offers 2,040 SF of office space that consists of a large reception area, three private offices, I.T. room and a large open room for multiple workstations.
- Common break room available if tenant desires (additional 205 SF).
- Up to 9,530 SF of warehouse space in the rear. Can be divisible down to 1,500 SF.
- Two dock doors available.
- Excellent visibility and accessibility from Pioneer Parkway.
- 110+ parking spaces in the front and rear.



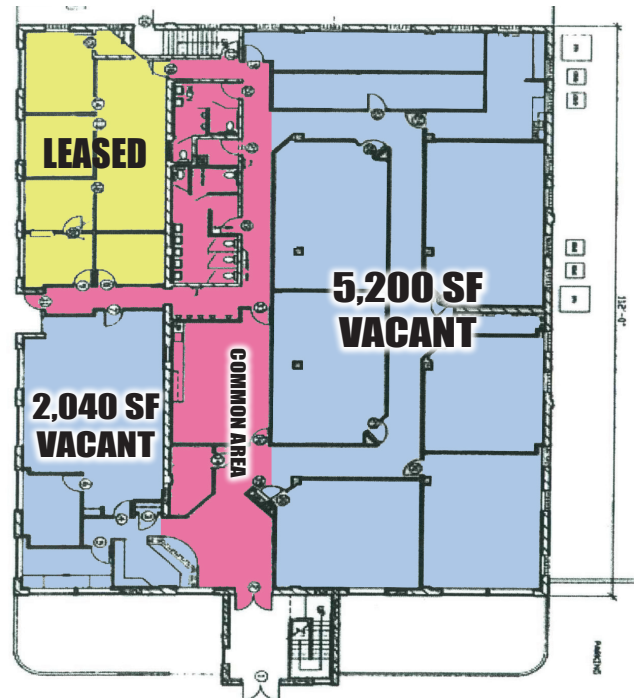
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### PROPERTY DETAILS

PROPERTY TYPE	OFFICE/WAREHOUSE
AVAILABLE SPACE	UNIT 1: 2,040 SF UNIT 2: 5,200 SF WAREHOUSE: 1,500-9,530 SF
ZONING	C-1
YEAR BUILT	1957
PARKING	110+ SURFACED LOT
LOT SIZE	1.71 ACRES
LEASE PRICE	UNIT 1: \$12 PSF UNIT 2: \$10 PSF WAREHOUSE: \$5 - 8 PSF (DEPENDING ON SIZE)
LEASE TYPE	GROSS



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