

PENSKE TRUCK LEASING

710 HIGH POINT LN, EAST PEORIA,IL61611



REPRESENTATIVE PHOTO

SINGLE TENANT PENSKE TRUCK LEASING SITE FOR SALE



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OFFERING SUMMARY	
Sale Price	\$700,000
Cap Rate	5.68%
NOI	\$39,816
Price/PSQF	\$186.67
Tenant	Penske Truck Leasing
Guarantor	Corporate
Building Size	3,750 SF
Total Lot Size	4.58 Acres
Lease Commencement	October 31st, 2006
Lease Expiration	October 31st, 2027
Term Remaining	1 Year & 6 Months +/-
Rental Increases	9.15% at Option Renewal
Renewal Options	One, Three Year Option
Lease Type	Absolute NNN
Landlord Obligations	None
Roof	Tenant
Parking Lot	Tenant
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant



PROPERTY HIGHLIGHTS

- **AbsoluteNNNLease – Zero Landlord Responsibilities.**
- **Long-Term Tenant Occupancy - Penske has operated at this location since 2006 showing strong commitment to the location. They have exercised 3 options with no objections to rental increases or lease renegotiation.**
- **National Credit Tenant – Penske Truck Leasing. Industry-leading logistics and fleet management company with 1,000+ locations nationwide and strong corporate backing.**
- **Essential Use Supporting Supply Chain Infrastructure Mission-critical location for truck leasing, maintenance, and logistics, benefiting from continued growth in e-commerce and distribution demand.**
- **Attractive Price Point with Stable Income. Offered at \$700,000 with a 5.68% cap rate, providing accessible entry into a corporate net lease investment.**
- **Built-In Rental Growth - Lease features rental increases (approximately 9%+ at option), supporting long-term income appreciation.**
- **Strategic Transportation Location - Positioned near major highway infrastructure (I-74 corridor) serving the greater Peoria logistics and industrial market.**
- **High Barrier-to-Entry Industrial Outdoor Storage Use - 4.58-acre site with specialized improvements for fleet operations, limiting tenant relocation and enhancing long-term tenancy.**
- **Corporate Lease Structure - Backed by Penske corporate guarantee, offering stability compared to franchisee or operator-backed deals.**
- **Functional Site with Scalable Utility - Includes 3,750 SF building on 4.58 acres, ideal for truck parking, servicing, and logistics operations.**
- **Logistics-Driven Tenant Demand Fundamentals - Demand supported by transportation, distribution, and industrial users, a sector that continues to outperform traditional retail.**

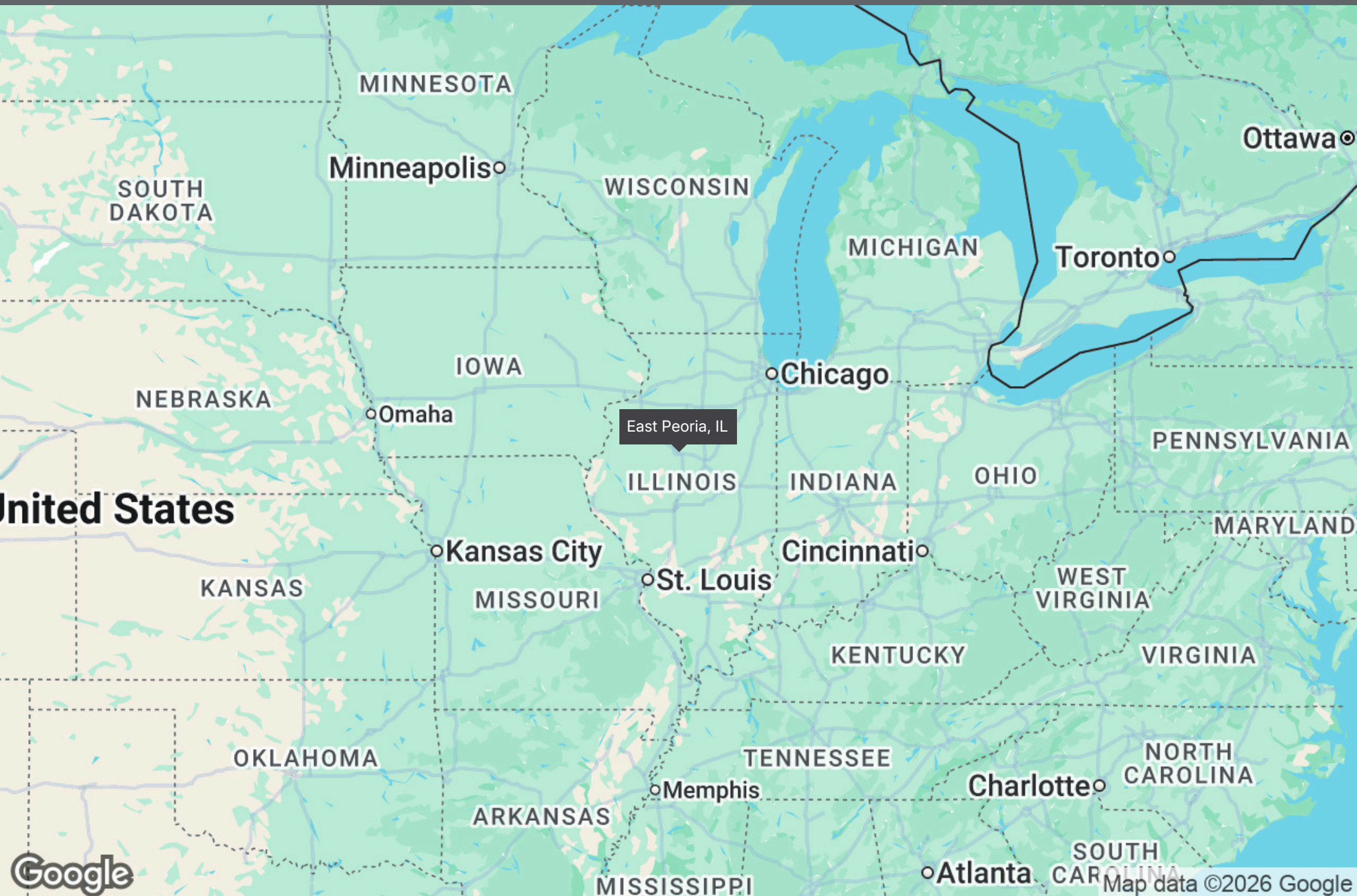


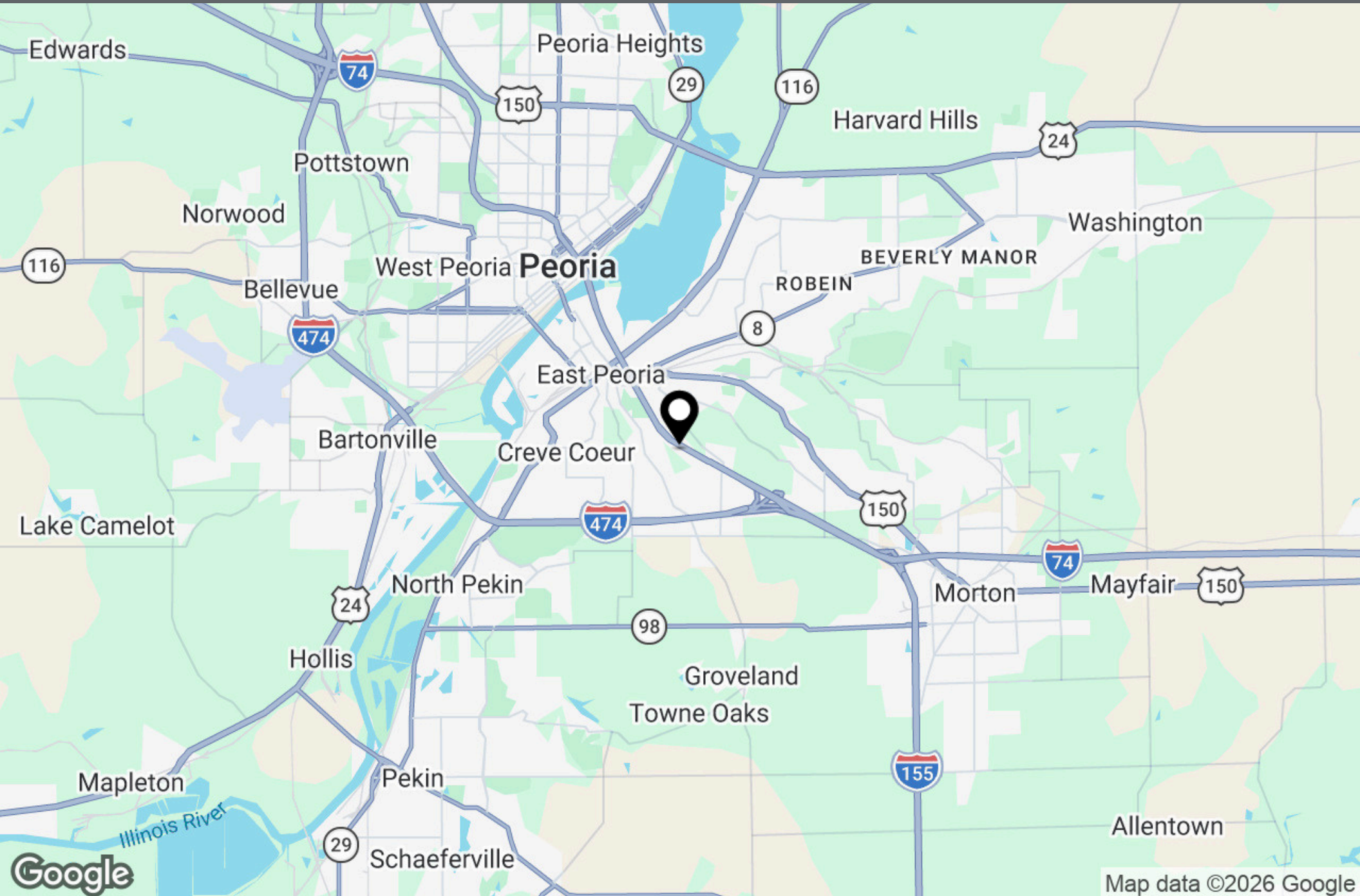
3,750 SF
4.58 Acres

sunrun

RoadSafe









OVERVIEW

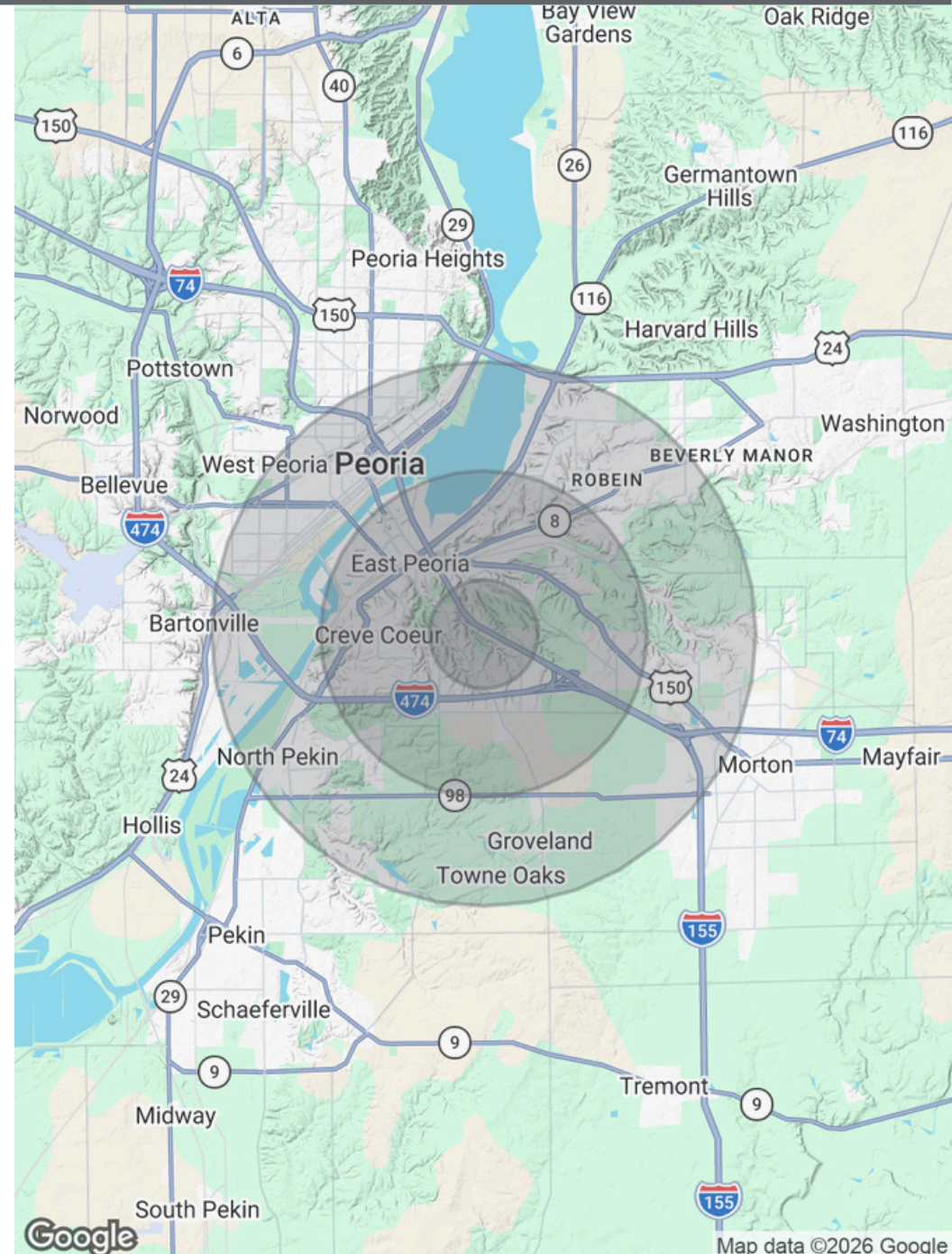
Penske Truck Leasing is a nationally recognized leader in the transportation and logistics industry, offering comprehensive truck leasing, rental, and fleet maintenance services to commercial customers across North America. Founded in 1969 and headquartered in Reading, Pennsylvania, the company operates more than 1,000 service locations and manages a fleet of over 440,000 vehicles, serving businesses from small enterprises to Fortune 500 companies. Penske is a joint venture of Penske Corporation, Mitsui & Co., Ltd., and ITOCHU Corporation, providing strong global financial backing and operational stability. Known for its reliability, innovation, and customer service, Penske plays a critical role in supporting supply chains nationwide. For investors, it represents a high-credit, essential-service tenant within the logistics and transportation sector, benefiting from steady demand driven by e-commerce growth, distribution expansion, and the ongoing need for commercial fleet management, making it a stable and attractive addition to a net lease investment portfolio.

TENANT OVERVIEW

Company:	Penske
Founded:	1969
Locations:	1000
Total Revenue:	\$44 Billion
Headquarters:	Reading, Pennsylvania
Website:	www.gopenske.com

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,398	20,008	71,773
Average Age	43.0	43.1	39.6
Average Age (Male)	42.4	42.8	39.1
Average Age (Female)	44.7	44.6	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,022	9,087	31,236
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$93,328	\$79,983	\$72,830
Average House Value	\$175,570	\$142,118	\$146,093
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,327	19,024	51,126
Total Population - Black	12	189	13,418
Total Population - Asian	6	97	773
Total Population - Hawaiian	0	0	78
Total Population - American Indian	6	14	264
Total Population - Other	11	136	1,833

2023 American Community Survey ACS



Map data ©2026 Google



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