

COMMERCIAL BUILDING

2075 EDGEWATER DR - NORTH PEKIN

Joseph & Camper
COMMERCIAL



**FOR SALE
or LEASE:**

20,492 SF on 1.79 ACRES
\$1,300,000 or \$4.95 PSF - NNN

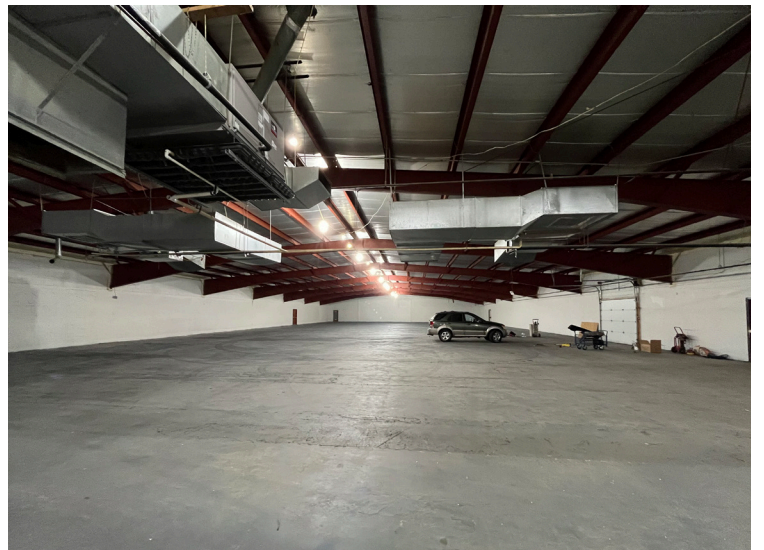
PROPERTY FEATURES

- 20,492 SF Warehouse for sale or lease on Edgewater Drive in Pekin IL
- Property has been completely opened up to offer clear span warehouse space throughout.
- Updated lighting and floors recently painted.
- Currently heated with air conditioning available if needed.
- Ceilings heights up to 16 feet at the peak with heights slightly less at the eaves.
- One (1) 10 x 12 drive in door with potential to add more.
- Property is zoned I-1 and sits on 1.79 Ac.
- Located adjacent to the Amazon facility on Route 98 with easy access to I-74 or I-474



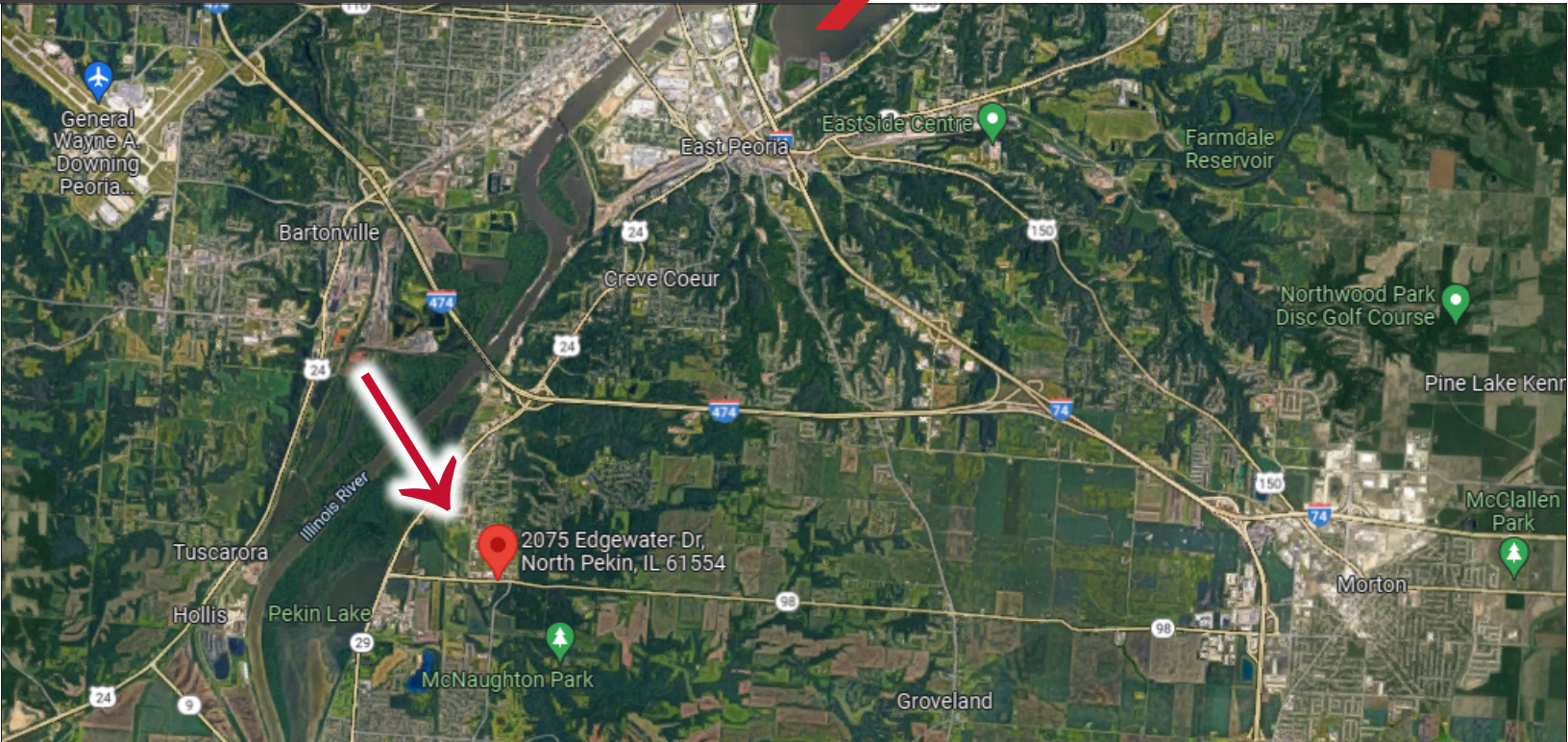
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PROPERTY DETAILS

PROPERTY TYPE	COMMERCIAL
BUILDING SIZE	20,492 SF
LAND SIZE	1.79 ACRES
YEAR BUILT	1975
ZONING	I-1
LEASE PRICE	\$4.95 PSF
LEASE RATE	NNN
REAL ESTATE TAXES (2023)	\$10,202.30
SALE PRICE	\$1,300,000



PROPERTY DEMOGRAPHICS

	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	2,275	59,483	198,627
HOUSEHOLDS	957	28,245	93,000
INCOME	\$76,839	\$61,099	\$60,103

Will Hayes

E-MAIL: Willhayes@josephcamper.com

CELL: 309-643-0717

Tom Camper

E-MAIL: Tomcamper@josephcamper.com

CELL: 309-256-1020

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

WWW.JOSEPHCAMPER.COM