

# 421 E Moneta Ave

PEORIA HEIGHTS, IL 61616



**RE/MAX**  
COMMERCIAL®  
TRADERS UNLIMITED



# FOR LEASE | 421 E MONETA AVE

ASKING RATE: \$2,500 - \$2,750/MONTH



## EXECUTIVE SUMMARY

Large 50'x63' (3150 SF) pole barn/warehouse available for lease. This building features a 14 ft OH door, several man doors, and a tall wood mezzanine built out around the interior perimeter for additional storage. There is access to large shared parking lot with additional space that can be negotiated in the lease. There is also a multi-unit garage with office space available on the same property with 2,760 SF of garage/warehouse space with 4 garage doors - 8 ft tall, (2) 10 ft tall, and 12 ft tall - and 1,600 SF of office/retail space. This would be an ideal business location for auto related activities, construction, landscaping, trucking, retail and more. Zoning is Industrial with Peoria Heights and permits/variances may be needed to accommodate types of automotive work.



**7,510**  
AVAILABLE SF



**INDUSTRIAL  
WAREHOUSE  
OFFICE  
PROP TYPE**



**1.27**  
ACRES



**INDUSTRIAL  
ZONING**

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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## PROPERTY INFORMATION

ADDRESS	421 E Moneta Ave
CITY / STATE / ZIP	Peoria Heights, IL 61616
PARCEL ID(s)	14-21-477-046
PROPERTY TYPE	Industrial, Office, Warehouse
ZONING	Industrial
TOTAL LOT ACRES	1.27
TOTAL AVAILABLE SQ FT	7,510



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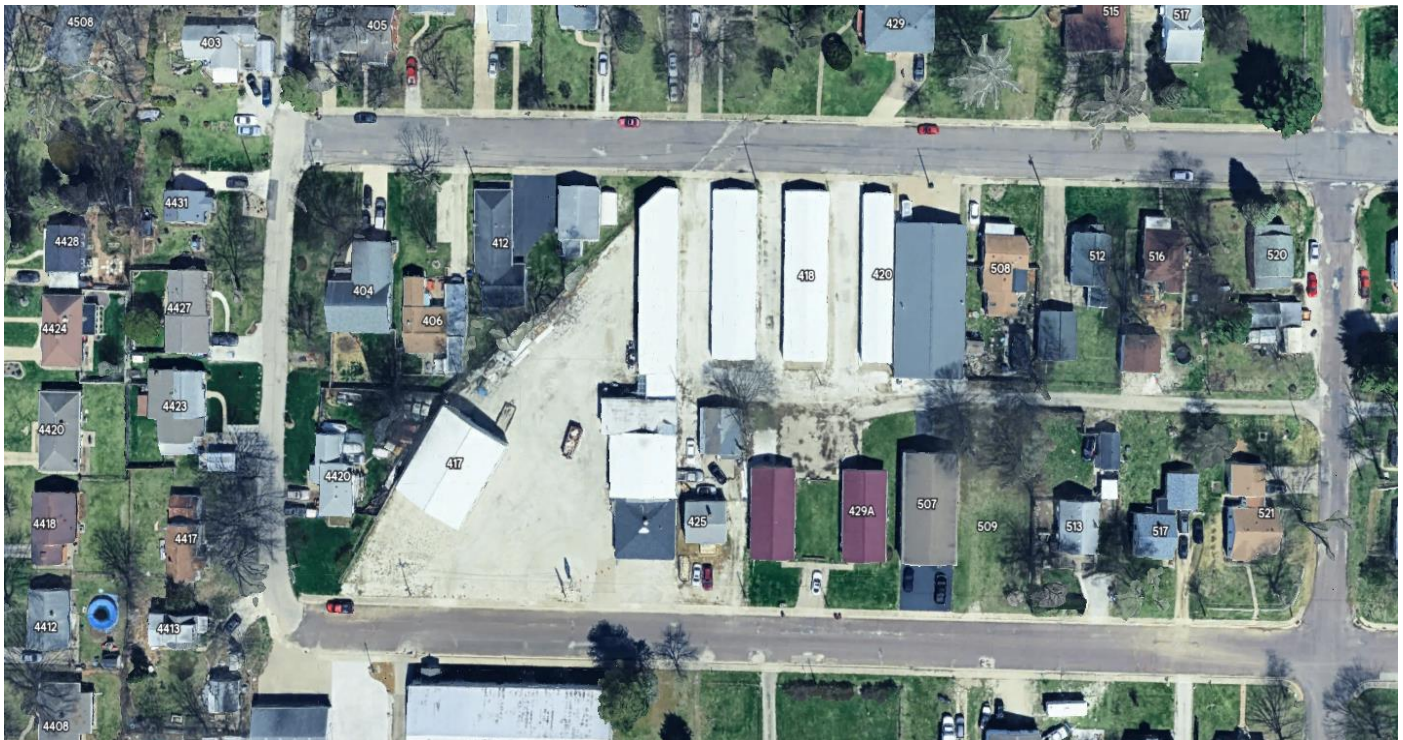
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## AVAILABLE SUITES

UNIT	SIZE (SF)	LEASE TYPE	RATE (MONTHLY)	NOTES
<b>Pole Barn/ Warehouse</b>	3,150	Gross	\$2,500 + Utilities	Large 50'x63' (3150 SF) pole barn/warehouse available for lease. This building features a 14 ft OH door, several man doors, and a tall wood mezzanine built out around the interior perimeter for additional storage. There is access to large shared parking lot with additional space that can be negotiated in the lease. This property is listed for lease at a rate of \$2500/mo plus utilities.
<b>Garage/ Warehouse/ Office</b>	4,360	Gross	\$2,750 + Utilities	2,760 SF of garage/warehouse space with 4 garage doors - 8 ft tall, (2) 10 ft fall, and 12 sf tall - and 1,600 SF of office/retail space. This would be an ideal business location for auto related activities, construction, land scaping, trucking, retail and more. Zoning is Industrial with Peoria Heights and permits/variances may be needed to accommodate types of automotive work. This property is listed for lease at a rate of \$2,750/mo plus utilities.



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**EXTERIOR PHOTOS**



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**BARN/WAREHOUSE**



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## GARAGE/OFFICE

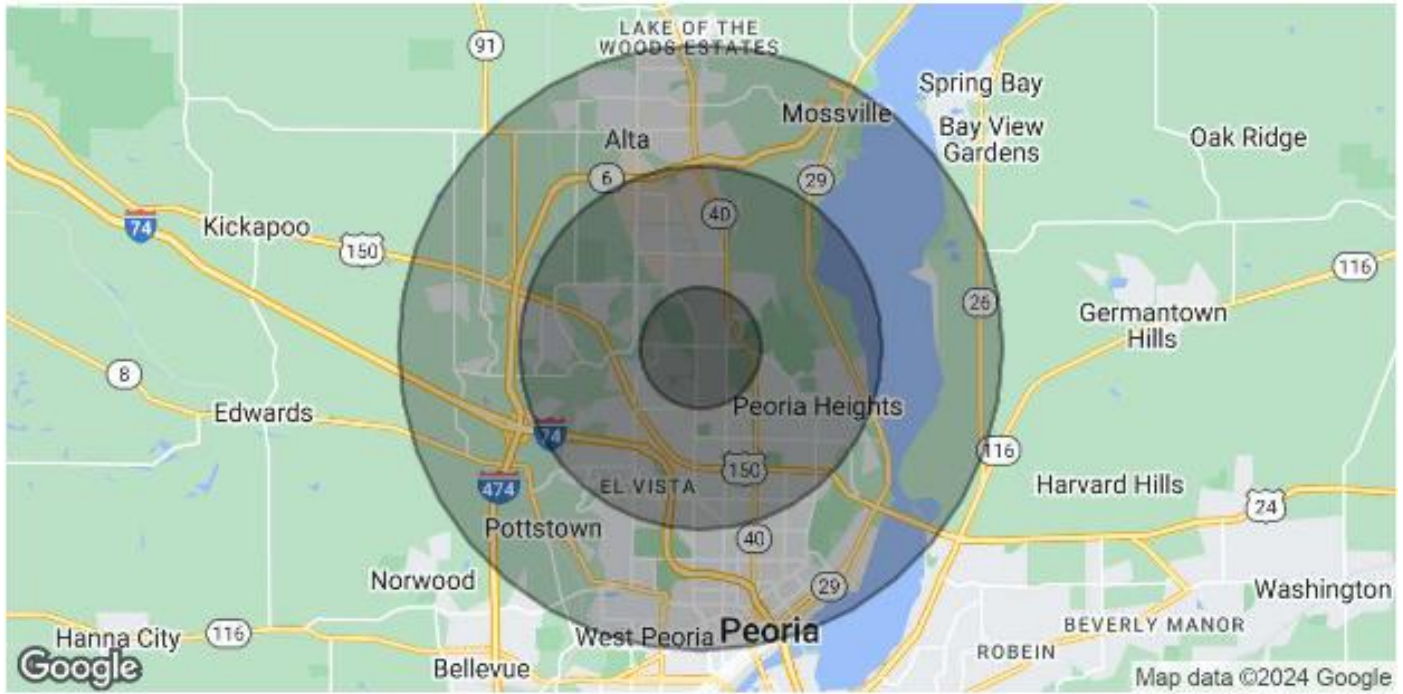


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# PEORIA AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap





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All information contained herein is deemed reliable but not guaranteed.  
Each office is independently owned and operated.  
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