

FLEX/INDUSTRIAL PROPERTY FOR SALE OR LEASE

7718 N HARKER DR

PEORIA, IL 61615



LOCATION DESCRIPTION

The property offers a thriving commercial environment with access to a variety of amenities and services. The area is home to a diverse mix of businesses, creating a vibrant and dynamic community for industrial and flex space tenants. With its strategic positioning and easy access to major highways, this location presents an enticing opportunity for businesses seeking a well-connected and bustling commercial hub in Peoria.

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Sale Price:	\$750,000 (\$68 psf)
Lot Size:	1.07 Acres
Building Size:	11,008 SF

PROPERTY HIGHLIGHTS

- 11,008 SF industrial/flex space
- Lobby/reception area, small private office, & breakroom
- Climate controlled with hanging heaters in warehouse
- Ample customer/employee parking
- Separate loading area with 2 docks
- Adaptable design with flexible layout for diverse tenant needs
- Close proximity to major highways
- Zoned C2 (Large Scale Commercial)

MADISON MALOOF

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