

INDUSTRIAL WAREHOUSE SPACE

8201 N UNIVERSITY ST - PEORIA

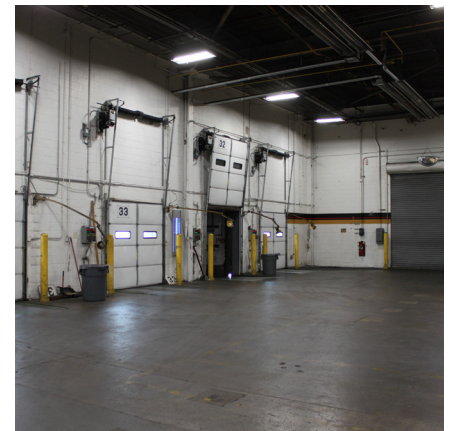
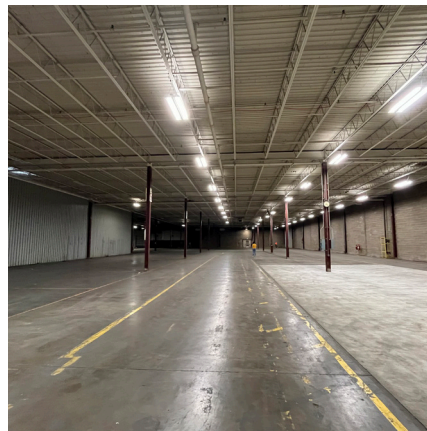
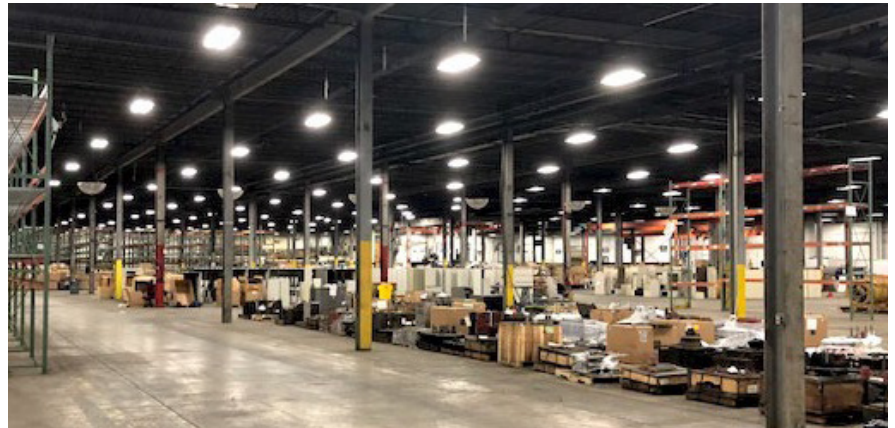


FOR LEASE:

54,219 - 257,336 SF INDUSTRIAL/WAREHOUSE
\$4.50 PSF - NNN

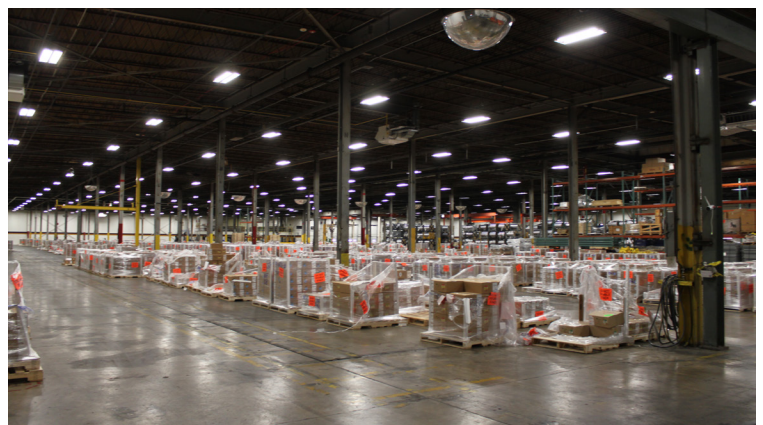
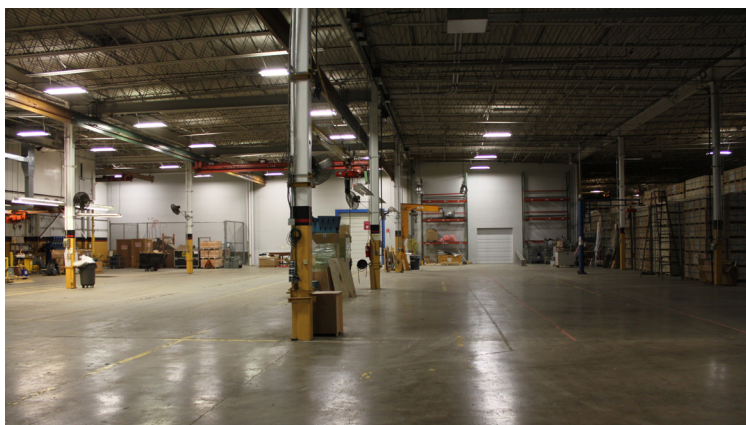
PROPERTY FEATURES

- 54,219 SF up to 257,336 SF of warehouse space available for lease in North Peoria. Additional office space available if needed.
- Space can be divided to offer a variety of size combinations for the warehouse sections (see chart for details).
- Advanced Technology Services (ATS) occupies around 114,000 SF on the Eastern portion of the property.
- Available space includes 22'-24' foot ceilings, 16 private docks doors, 1 shared dock and 4 overhead drive in doors.
- 3 phase / 2,000 Amps, fully sprinkled and concrete floors with 8'-10' inch thickness.
- Spaces include two (2) 1-ton cranes, two (2) 2-ton cranes and one (1) 500 lb crane.
- LED censored controlled lights installed throughout.
- Property is approximately 1.5 miles from the Route 6 interchange which connects to Interstate-74.



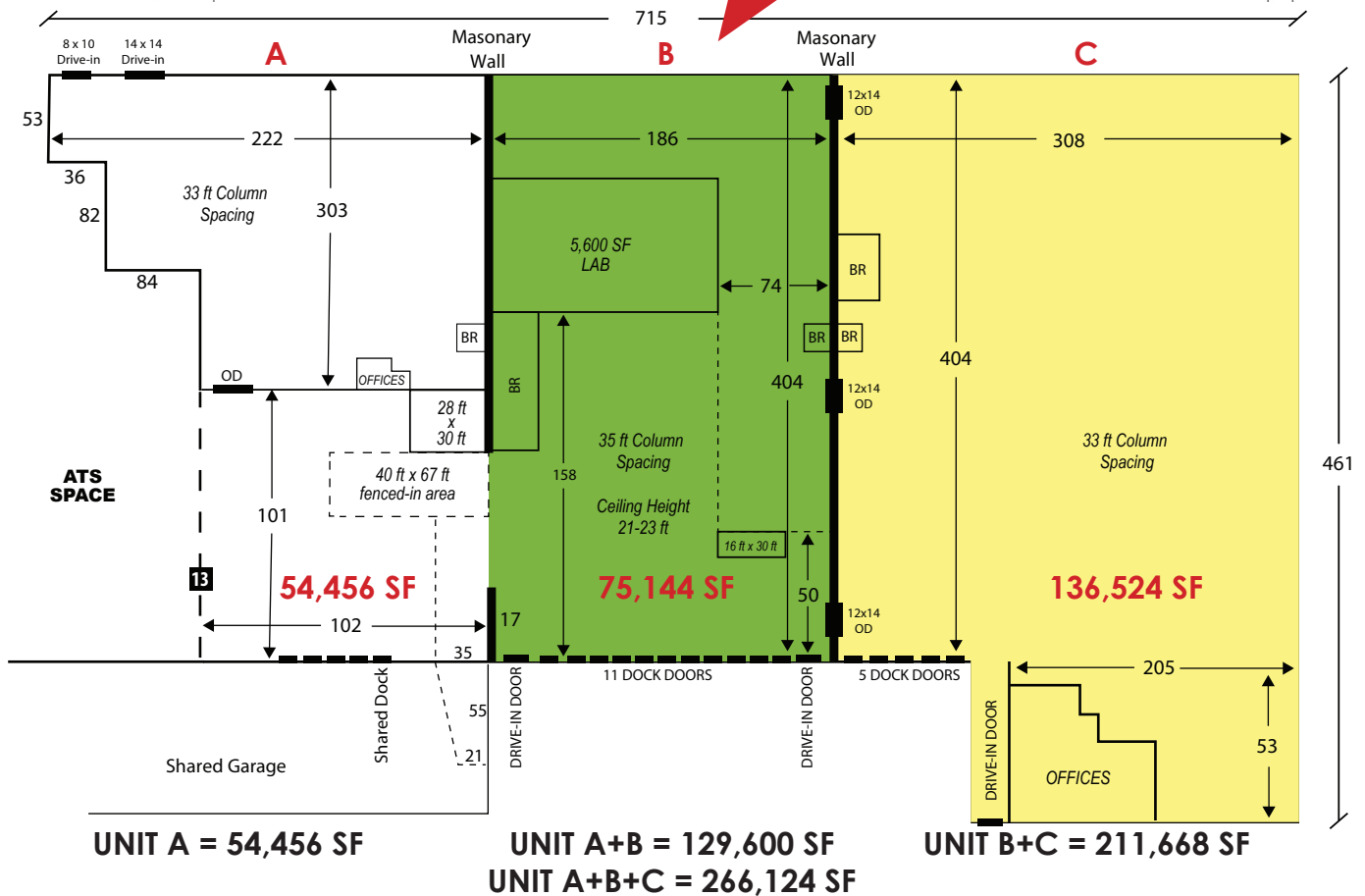
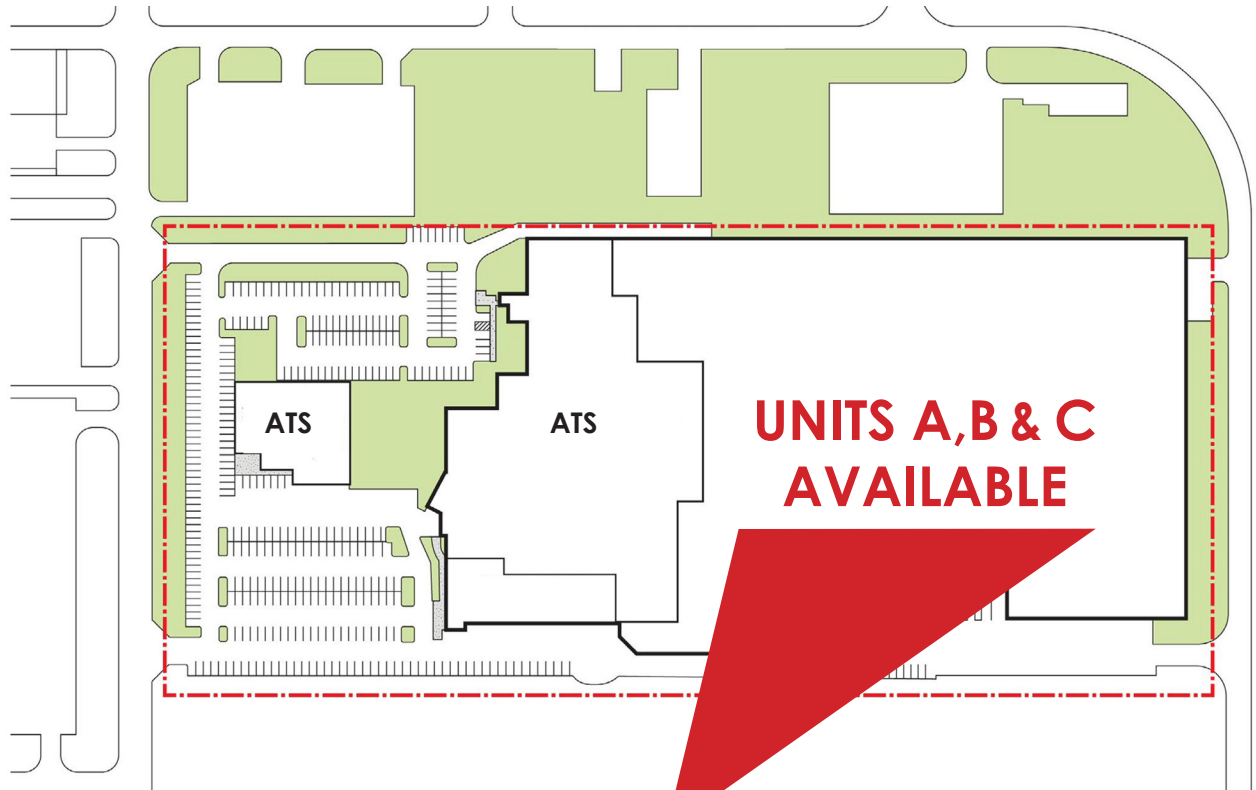
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* All measurements are an approximation and will need to be verified by a professional engineer.

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PROPERTY DETAILS

PROPERTY TYPE	INDUSTRIAL
BUILDING SIZE	418,147 SF
SPACE AVAILABLE	54,219 SF UP TO 257,336 SF
LAND SIZE	17.06 AC
YEAR BUILT	1959/1982/1992
ZONING	I-1
CLEAR HEIGHT	22-24 FT
HIGH DOCK DOORS	16
DRIVE-IN DOORS	4
PARKING	ABUNDANT PARKING ONSITE
LEASE RATE	\$4.50 PSF
LEASE TYPE	NNN - EST. @ \$1.70 PSF



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