

AVAILABLE FOR SALE or LEASE  
20 UNYTITE DRIVE  
PERU, IL 61354

**FULLY AIR CONDITIONED FOOD GRADE FACILITY with 7,000 SF COOLER**



**BUILDING SPECIFICATIONS:**



78,100 SF Building Size



2,700 SF Office



10 Acre Site



32' Clear Height



7 Exterior Docks



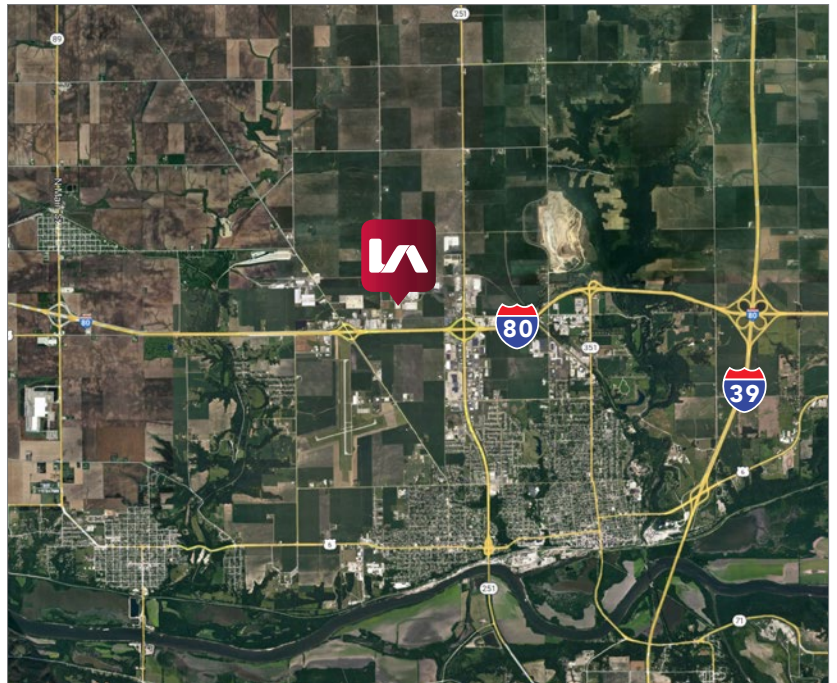
4 Drive-In Doors



1,200 Amp, 480/277V, 3-phase



48 Car, 22 Trailer Parking



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**Terry Grapenthin**  
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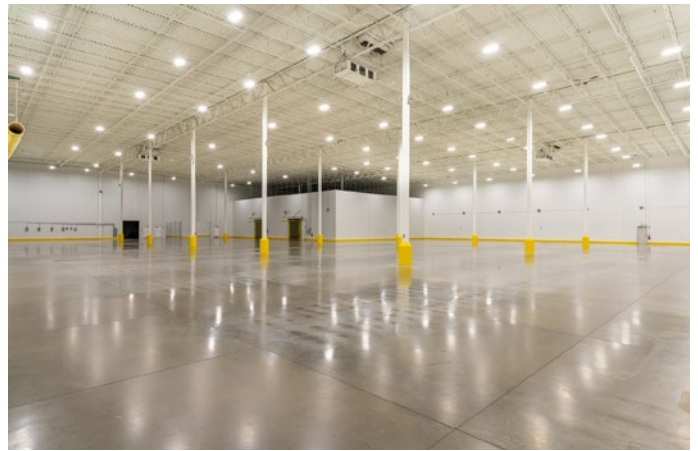
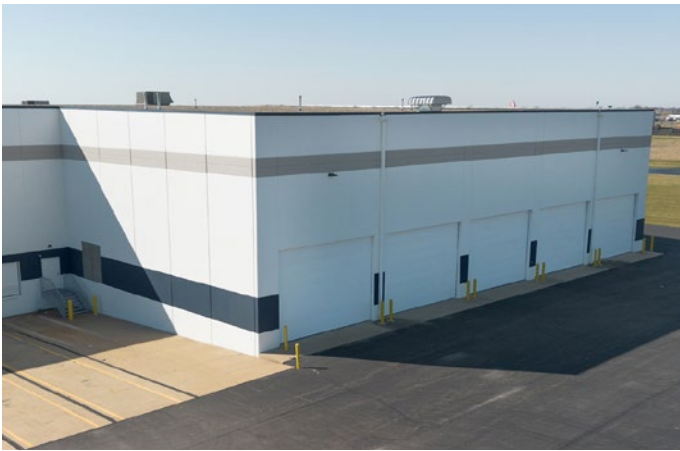
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Owned By:  
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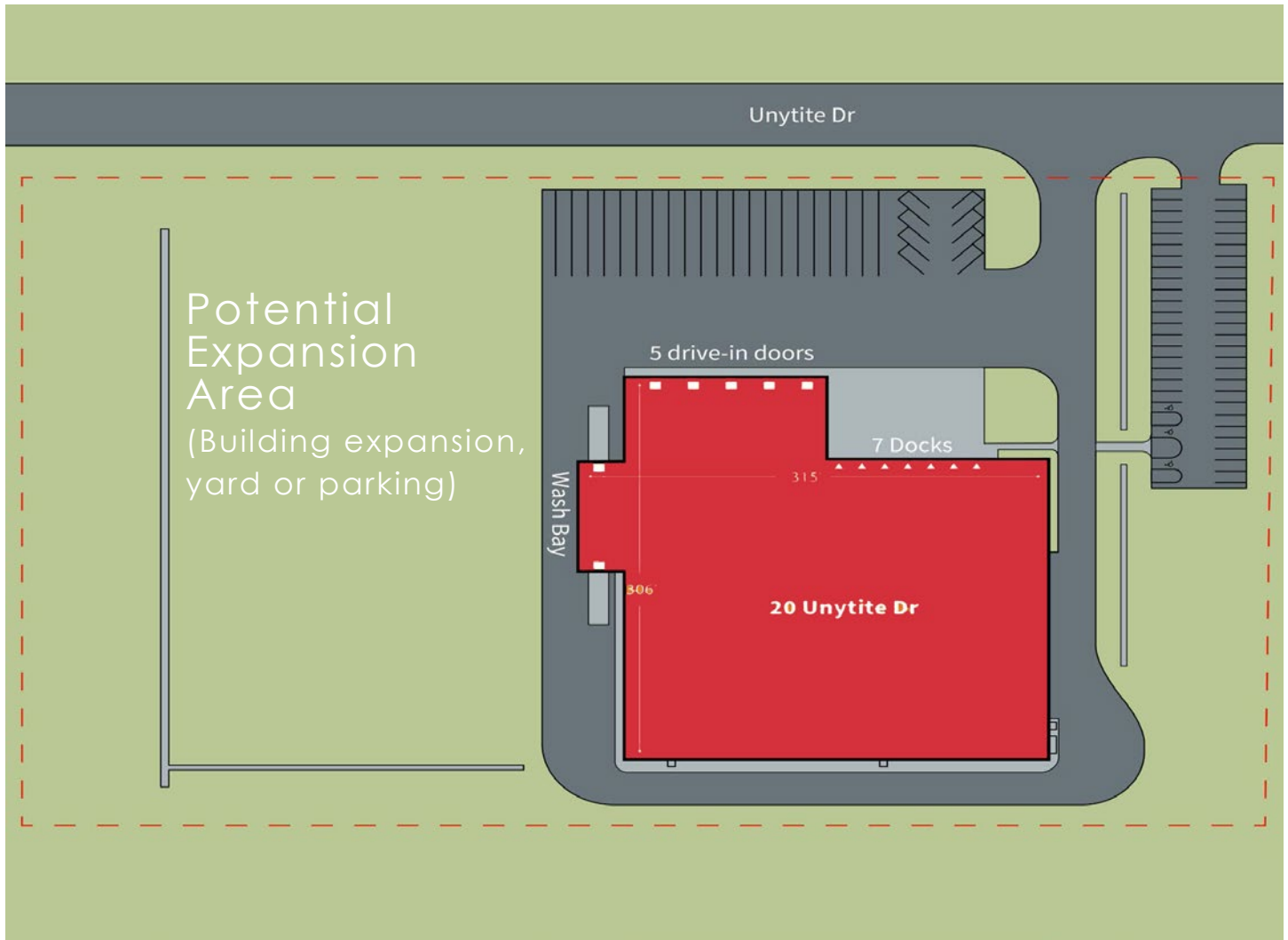
## HIGHLIGHTS & FEATURES

- 2,700 SF truck wash bay.
- Floor drains.
- 5 acres of expansion (building, yard or parking).
- Separate 7,000 SF cooler capable of 30 degrees.
- Fully air-conditioned (60 degrees) except for separated loading area.
- T-5 lighting with motion sensors.
- Precast concrete construction - 2008.
- Convenient access to I-80.



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## SITE PLAN



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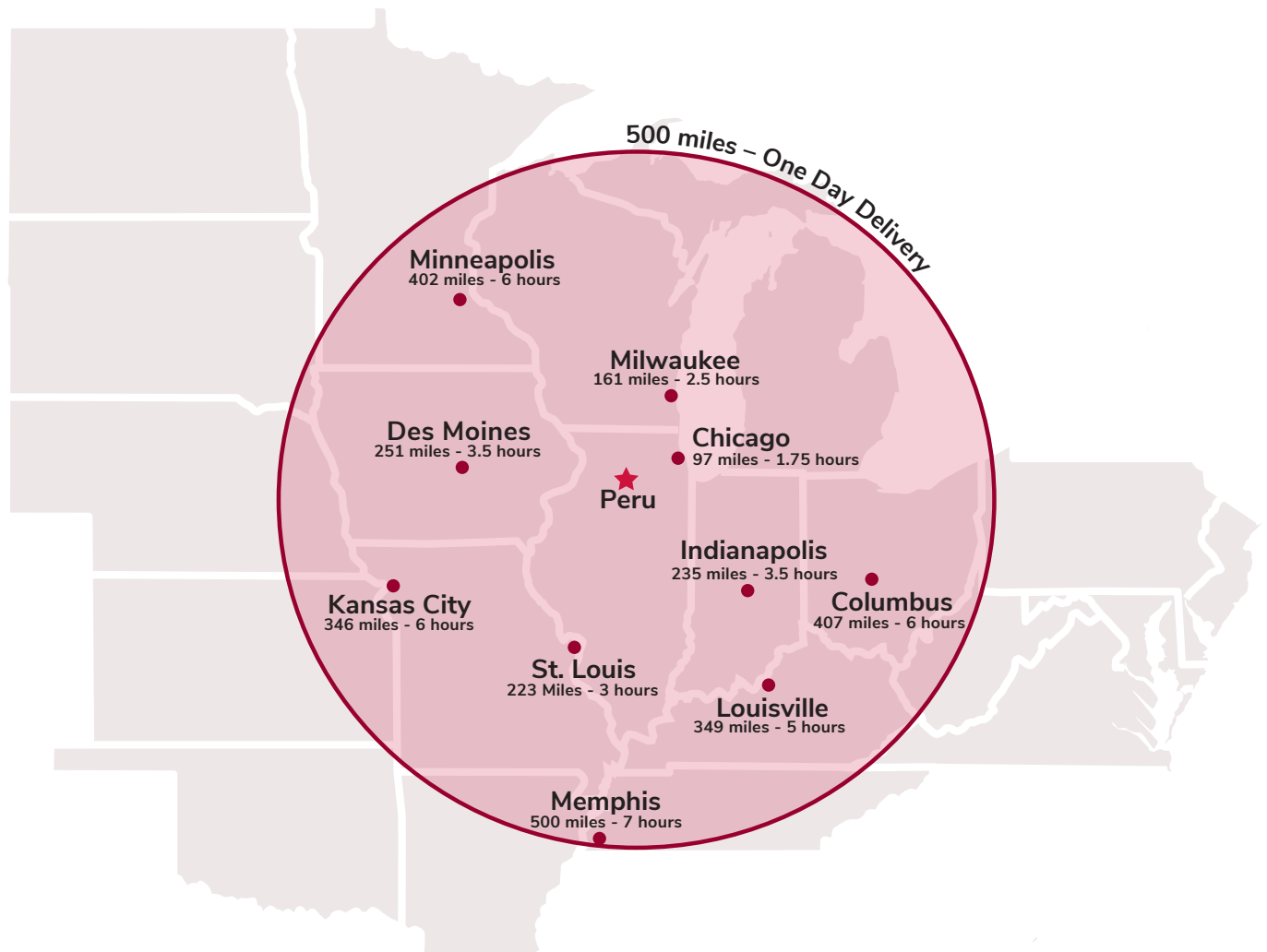
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## DRIVE TIME MAP



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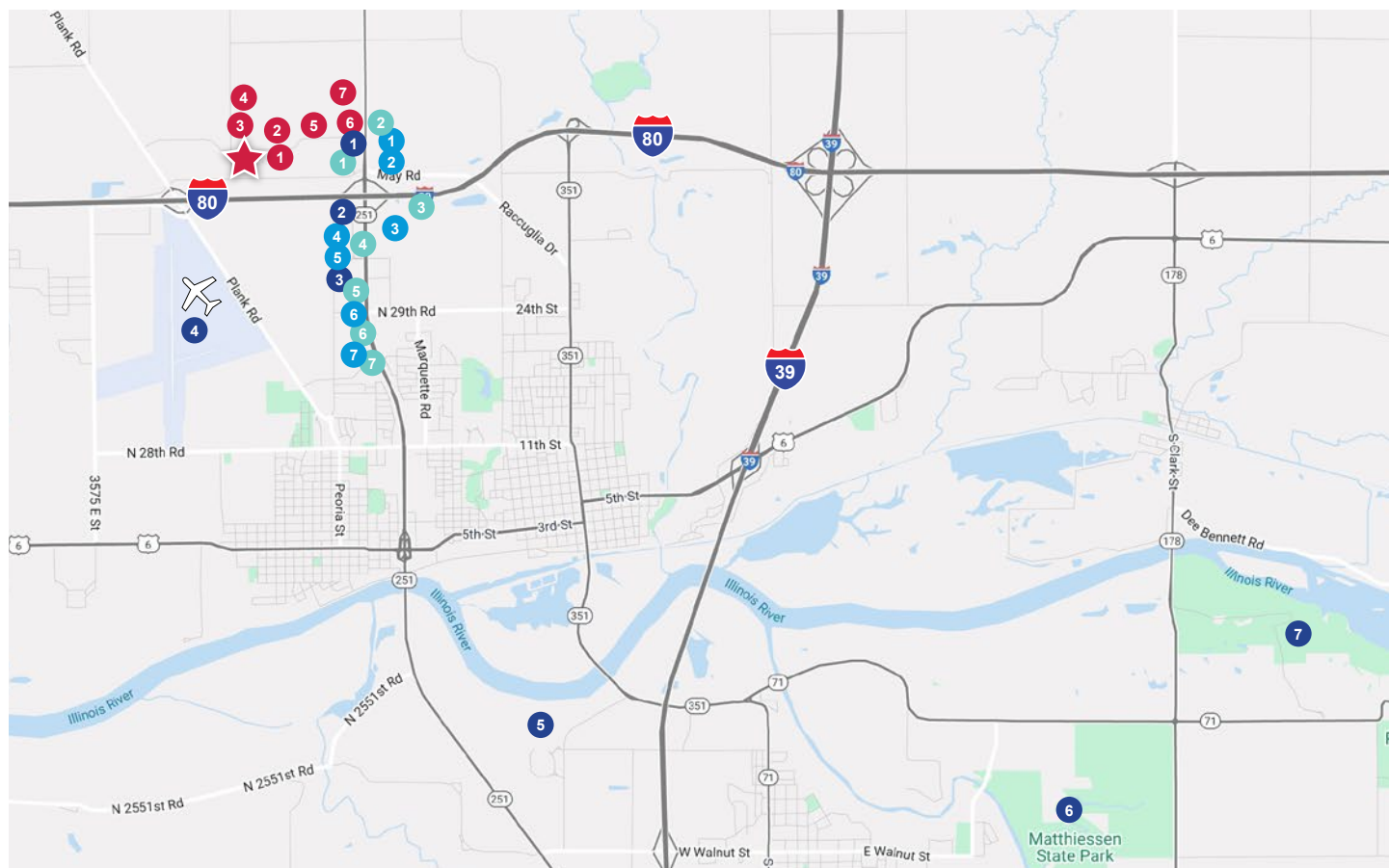
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## CORPORATE NEIGHBORS



- CORPORATE NEIGHBORS**
- 1 Old Dominion Freight Line
  - 2 James Hardie Building Products
  - 3 EnP Investments LLC
  - 4 NanoChem Solutions, Inc
  - 5 Canam Steel Corporation
  - 6 Unytite Inc
  - 7 O'Neal Steel

- AMENITIES / ATTRACTIONS**
- 1 Holiday Inn & Suites
  - 2 Fairfield Inn & Suites
  - 3 AMC Peru Mall
  - 4 Illinois Valley Regional Airport
  - 5 Illinois Valley Community College
  - 6 Starved Rock State Park
  - 7 Matthiessen State Park

- RETAIL / SHOPPING**
- 1 Walmart
  - 2 Kohl's
  - 3 Menards
  - 4 Target
  - 5 Home Depot
  - 6 Harbor Freight
  - 7 Hy-Vee Grocery

- DINING / BEVERAGE**
- 1 Cabin Fever Bar & Grill
  - 2 Starbucks
  - 3 Four Star Family Restaurant
  - 4 Chipotle
  - 5 Applebee's
  - 6 Buffalo Wild Wings
  - 7 Culver's

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