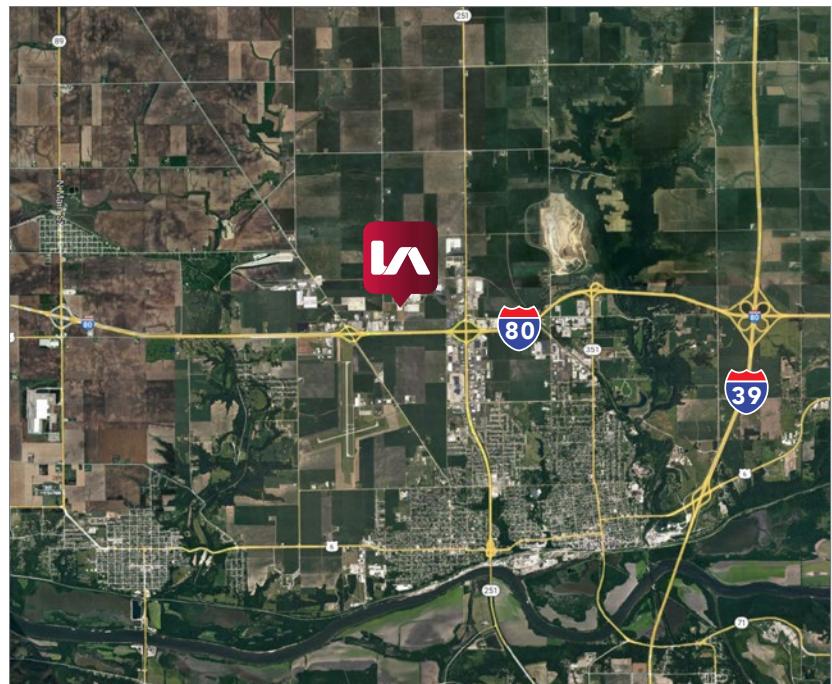


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PERU, IL 61354



**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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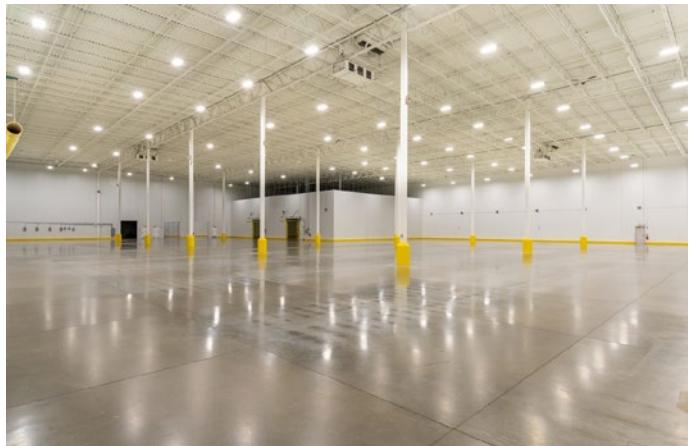
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Owned By:  
**mapletree**

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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

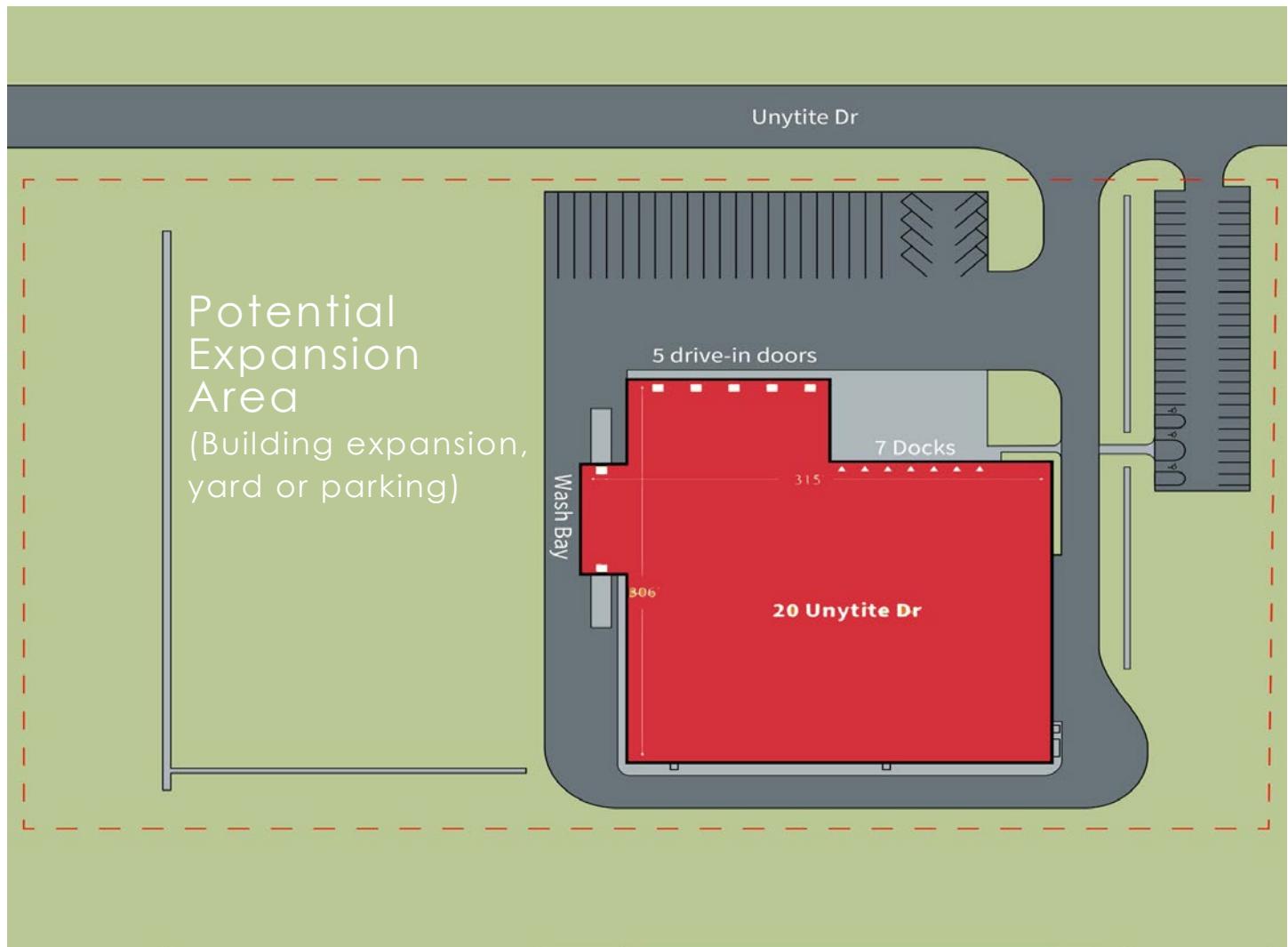


## HIGHLIGHTS & FEATURES

- 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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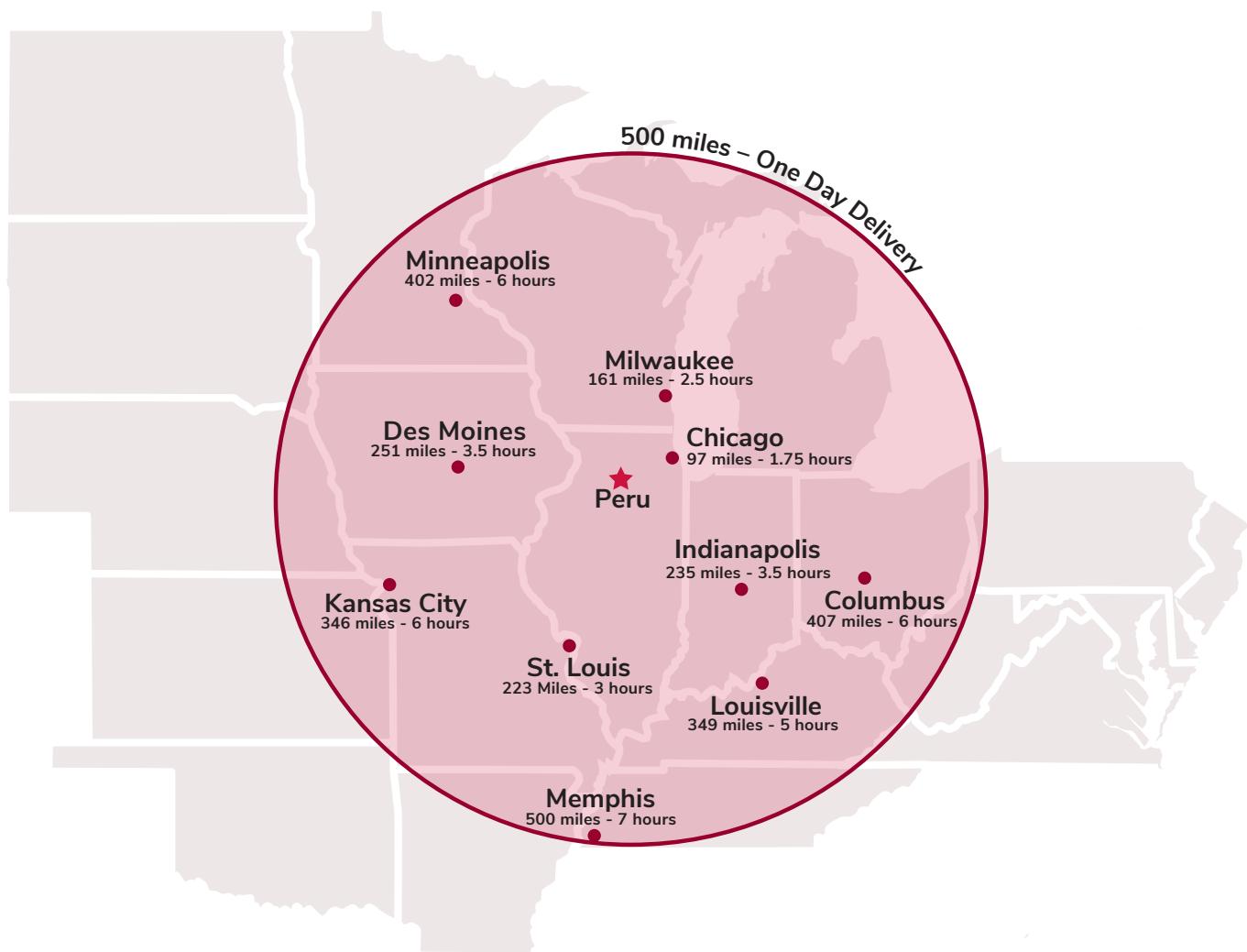
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DRIVE TIME MAP



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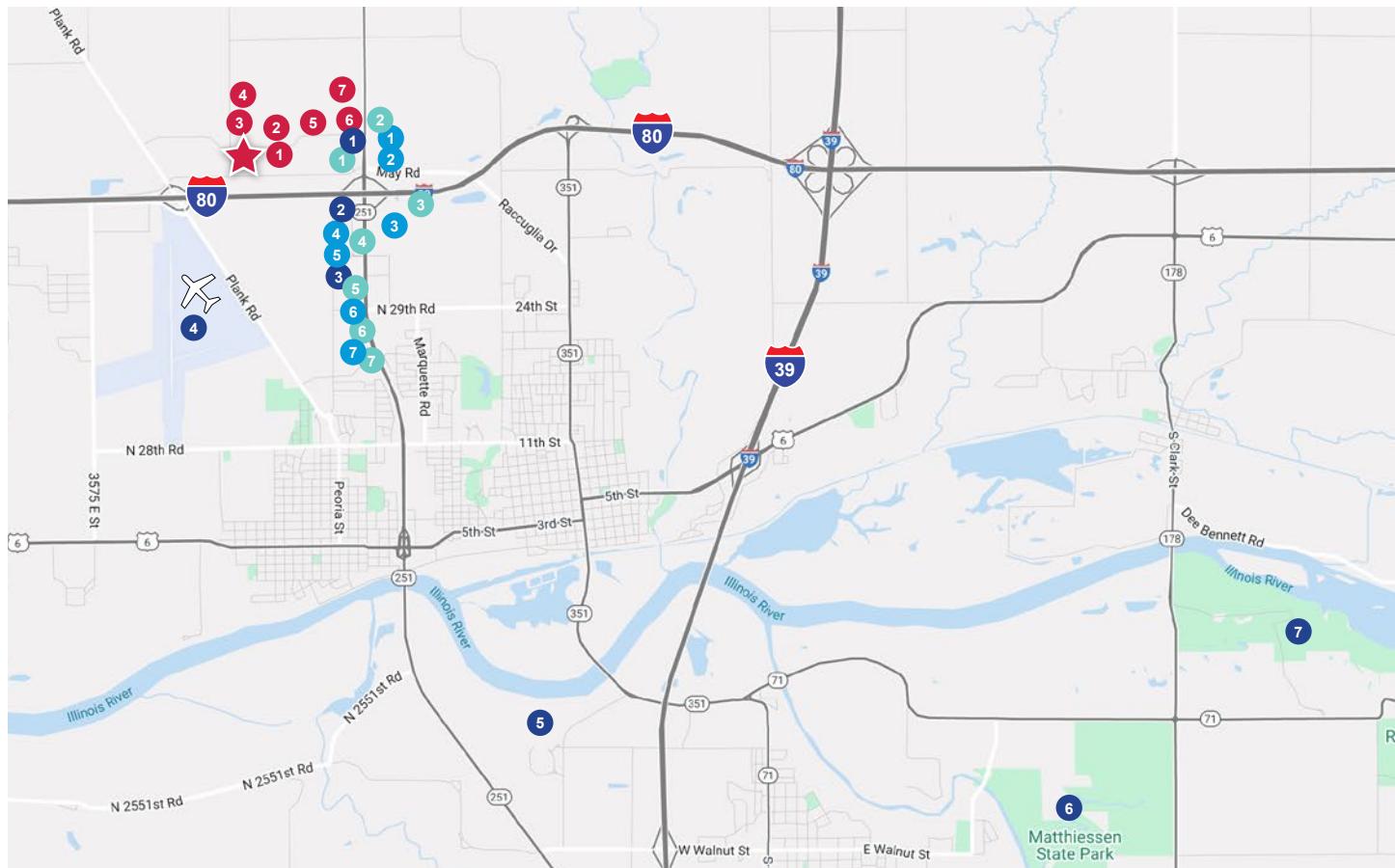
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# AVAILABLE FOR SALE or LEASE

## 20 UNYTITE DRIVE

PERU, IL 61354

### 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 / ATTRACTIIONS

- 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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