

# LIGHT INDUSTRIAL UNITS VALLEY FORGE ROAD - WASHINGTON, IL



## FOR LEASE:

1,250 SF - WAREHOUSE/STORAGE UNITS  
\$15.00 PSF - GROSS PLUS UTILITIES

### PROPERTY FEATURES

- New construction industrial/ flex spaces for lease in Washington IL
- Located on Valley Forge Drive just south of Peoria Street
- Building consists of five 1,000 SF units at approximately 20' X 50' and two 1,250 SF units at 24' x 50'
- 50,000 BTU Natural gas unit heater, 100 AMP/ 3 phase service panel, and LED industrial lighting
- 12' X 14' Electric garage door with keypad
- 16' – 19.6' Ceiling height
- Each unit includes a restroom
- Trench drain in the main area
- Exterior camera/lighting security
- Building construction is complete with five units leased and one remaining.

### PROPERTY DETAILS

PROPERTY TYPE	WAREHOUSE
SPACE AVAILABLE	REAR UNIT - 1,250 SF
LAND SIZE	0.36 ACRES
ZONING	I-1
LEASE PRICE	\$15.00 PSF (\$1,562.50 PER MO.)
LEASE TYPE	GROSS PLUS UTILITIES

**Will Hayes**

E-MAIL: [Willhayes@josephcamper.com](mailto:Willhayes@josephcamper.com)

CELL: 309-643-0717

5001 N. University St., Peoria, IL | 309-691-5919

[WWW.JOSEPHCAMPER.COM](http://WWW.JOSEPHCAMPER.COM)

