

INDUSTRIAL WAREHOUSE SPACE

8201 N UNIVERSITY ST - PEORIA

Joseph & Camper
COMMERCIAL

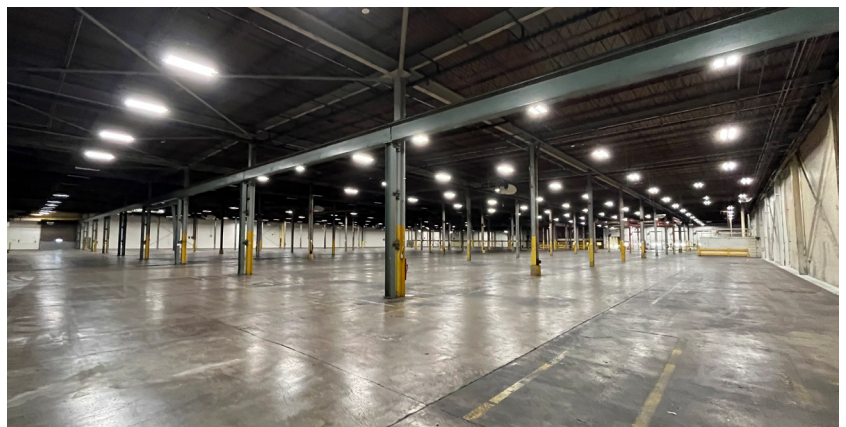
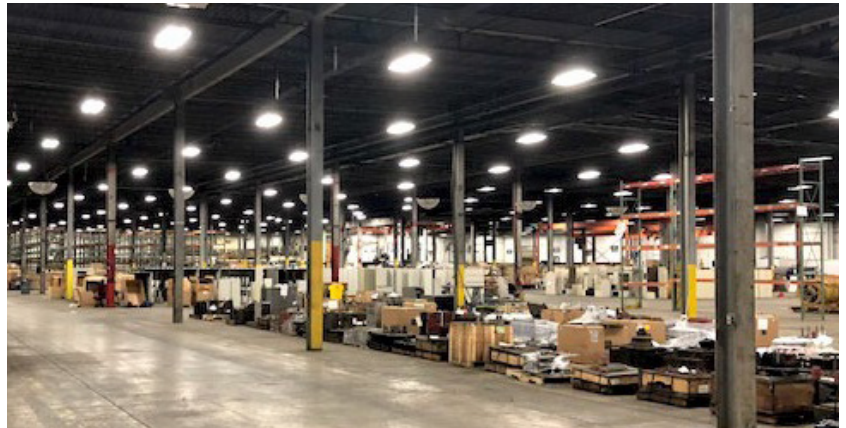


FOR LEASE:

70,000 SF INDUSTRIAL/WAREHOUSE
\$4.50 PSF - NNN

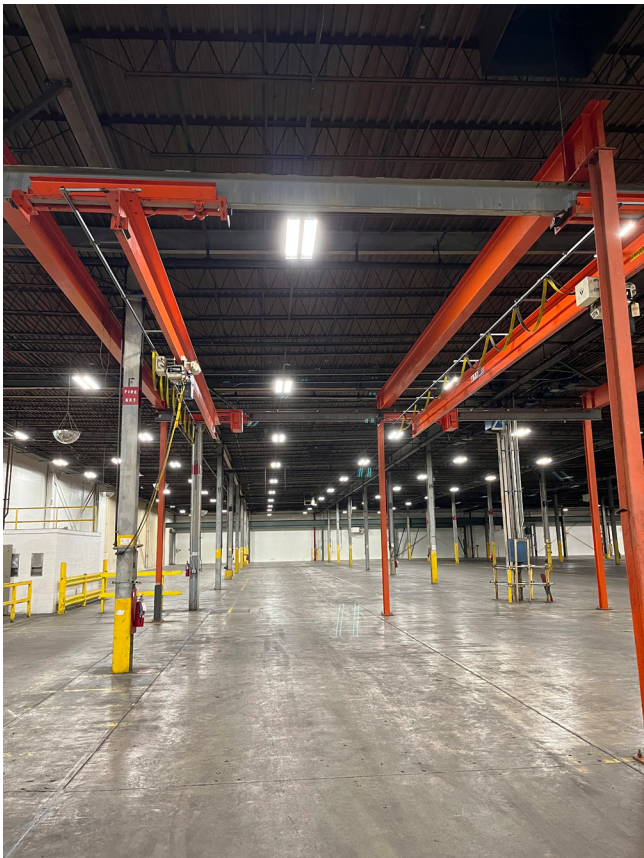
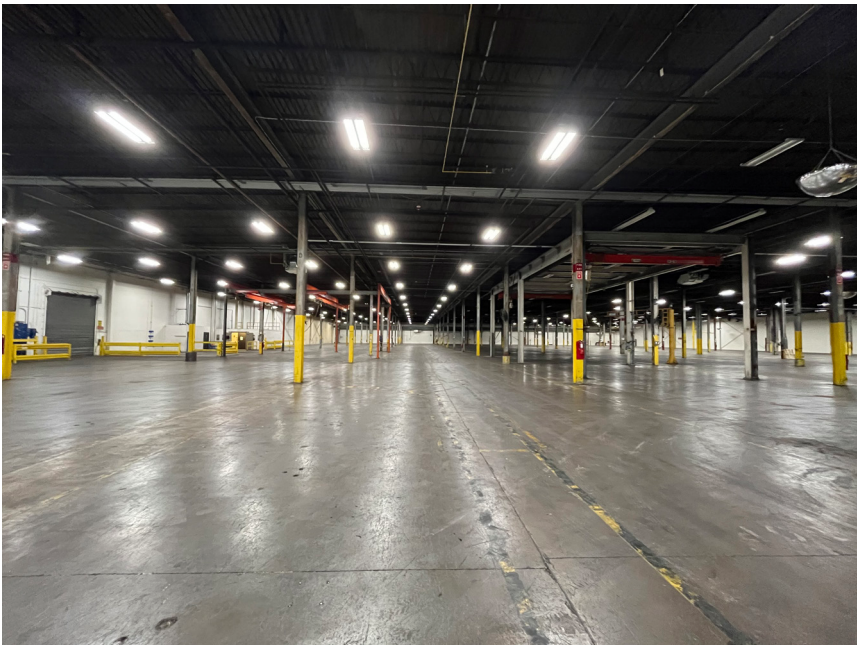
PROPERTY FEATURES

- 70,000 SF of warehouse space available for lease in North Peoria. Additional office space available if needed.
- Existing building tenants include Advanced Technology Services, Maui Jim, R/A Hoerr Inc and Hike Medical.
- 3 phase / 2,000 Amps, fully sprinkled and concrete floors with 8 -10 inch thickness.
- LED censored controlled lights installed throughout.
- Property is approximately 1.5 miles from the Route 6 interchange which connects to Interstate-74.



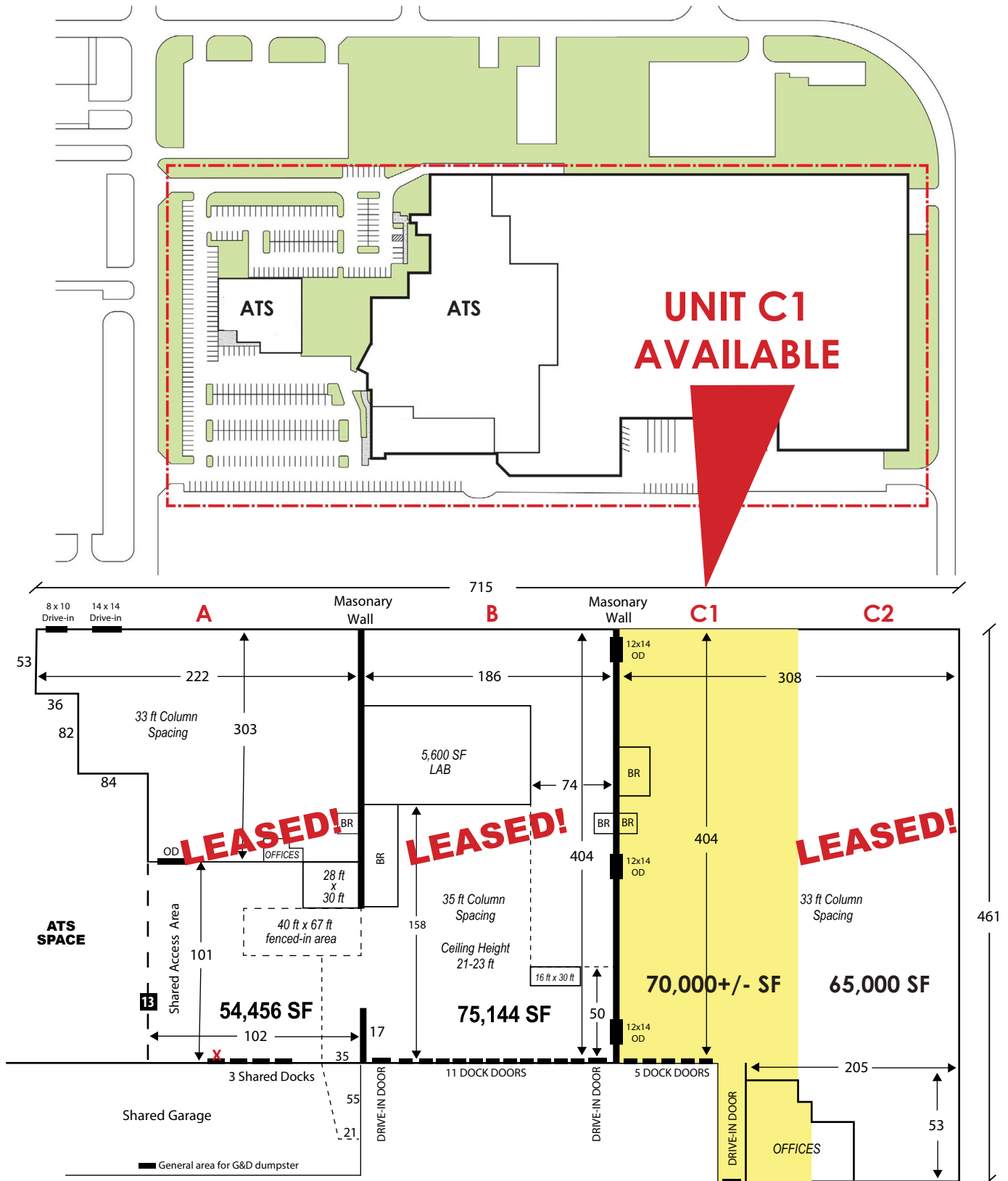
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* All measurements are an approximation and will need to be verified by a professional engineer.

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PROPERTY DETAILS

PROPERTY TYPE	INDUSTRIAL
BUILDING SIZE	418,147 SF
SPACE AVAILABLE	UNIT C1: 70,000 +/- SF
LAND SIZE	17.06 AC
YEAR BUILT	1959/1982/1992
ZONING	I-1
CLEAR HEIGHT	22-24 FT
HIGH DOCK DOORS	5
DRIVE-IN DOORS	2
PARKING	ABUNDANT PARKING ONSITE
LEASE RATE	\$4.50 PSF
LEASE TYPE	NNN - EST. @ \$2.30 PSF - INCLUDES UTILITIES



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