

# OFFICE/WAREHOUSE SPACE

1014 N PIONEER PARKWAY - PEORIA



## FOR LEASE:

5,200 SF OFFICE SPACE &  
9,530 SF WAREHOUSE (DIVISIBLE)

### PROPERTY FEATURES

- Office and Warehouse space for lease on Pioneer Parkway.
- West side of building offers 5,200 SF of space that consists of multiple large offices/training rooms. Space is divisible.
- East side of the building is occupied by TWM Engineering and Easter Seals.
- Common break room available if tenant desires (additional 205 SF).
- Up to 9,530 SF of warehouse space in the rear. Can be divisible down to 1,500 SF.
- Two dock doors available.
- Excellent visibility and accessibility from Pioneer Parkway.
- 110+ parking spaces in the front and rear.



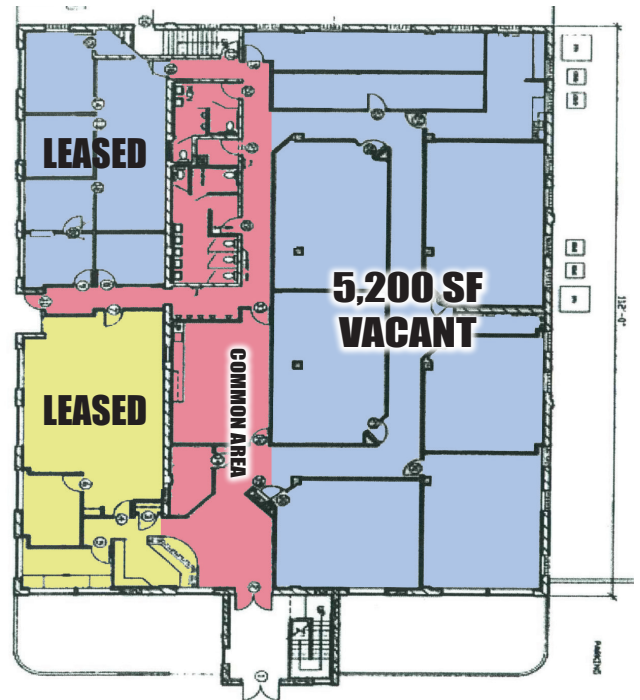
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### PROPERTY DETAILS

PROPERTY TYPE	OFFICE/WAREHOUSE
AVAILABLE SPACE	OFFICE: 5,200 SF WAREHOUSE: 1,500-9,530 SF
ZONING	C-1
YEAR BUILT	1957
PARKING	110+ SURFACED LOT
LOT SIZE	1.71 ACRES
LEASE PRICE	OFFICE: \$10 PSF WAREHOUSE: \$5 - 8 PSF (DEPENDING ON SIZE)
LEASE TYPE	GROSS



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