

WAREHOUSE BUILDING

215 TAYLOR ST - EAST PEORIA, IL

Joseph & Camper
COMMERCIAL



FOR LEASE or SALE:

5,960 - 45,300 SF INDUSTRIAL/WAREHOUSE
Starting at \$4.00 PSF - NNN

PROPERTY FEATURES

- Warehouse space for lease in East Peoria's Levy District!
- Ceiling heights range up to 21 FT.
- 3 phase power.
- Ample parking on site with front parking and side parking lots.
- Ideally located off Main Street and Washington Road with easy access to Interstate 74.
- Broker interest.



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UNIT 1: 18,115 SF - \$5.75 PSF

- Shared semi truck loading dock.
- One dedicated UPS/box truck height dock.
- One dedicated overhead drive in door.
- 21 FT Ceiling height.
- Mezzanine with steel truss reinforcement for high load capability.
- Air conditioned warehouse, and air conditioned office area with kitchenette.
- Energy efficient radiant ceiling mounted heating system.



UNIT 2: 10,975 SF - \$5.25 PSF

- Shared semi height loading dock.
- Luxurious office area with conference room, multiple private offices, and air conditioning.
- 18 FT Ceiling height.
- 14 FT overhead drive-in door to be installed.

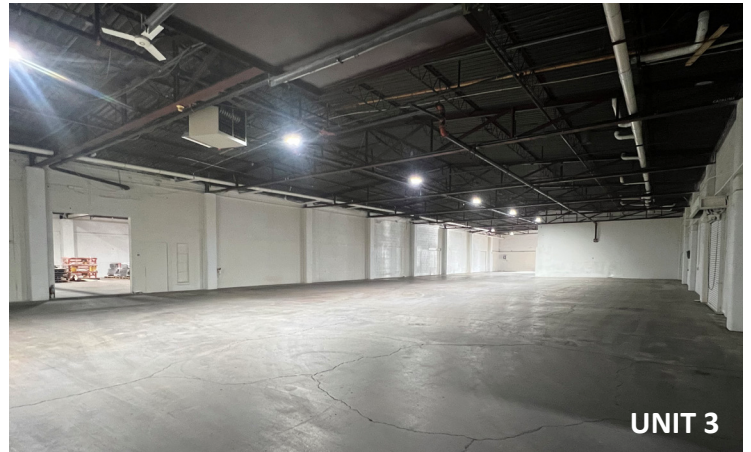


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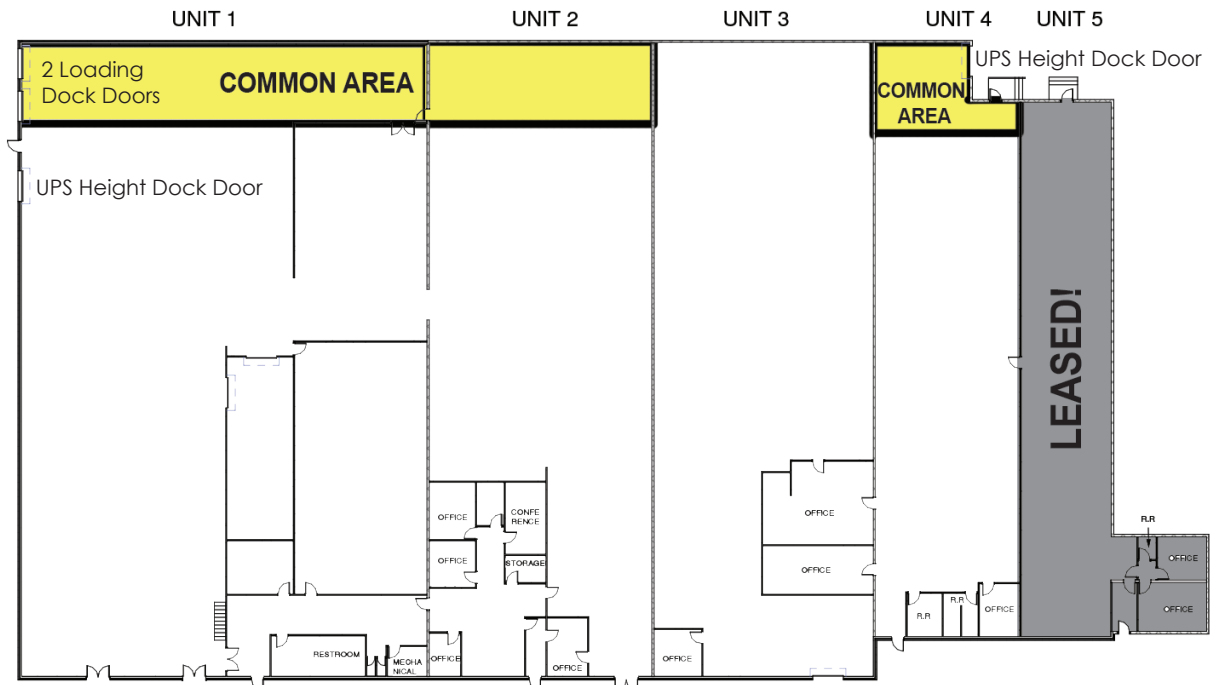
UNIT 3: 9,950 SF - \$5.00 PSF

- Shared semi height loading dock.
- Shared access to UPS height loading dock.
- Mezzanine office/break area overlooking warehouse.
- One dedicated overhead drive-in door.
- 18 FT ceiling height.



UNIT 4: 5,960 SF - \$4.00 PSF

- Shared UPS/box truck height loading dock.
- 11 FT ceiling height, 18 FT between joists.
- One 10 FT overhead drive-in door to be installed.



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PROPERTY DETAILS

PROPERTY TYPE	INDUSTRIAL/FLEX/ WAREHOUSE
TOTAL BUILDING SIZE	49,540 SF
AVAILABLE FOR LEASE	UNIT 1 - 18,115 SF UNIT 2 - 10,975 SF UNIT 3 - 9,950 SF UNIT 4 - 5,960 SF
ZONING	M-1 - INDUSTRIAL/ MANUFACTURING
ELECTRIC	3 PHASE
CLEAR HEIGHTS	UP TO 21 FT
LEASE PRICE	UNIT 1: \$5.75 PSF - NNN UNIT 2: \$5.25 PSF - NNN UNIT 3: \$5.00 PSF - NNN UNIT 4: \$4.00 PSF - NNN
SALE PRICE	\$2,390,000



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