



CONTACT BROKER

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Maloof Commercial

Real Estate Co.

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Peoria, IL 61602



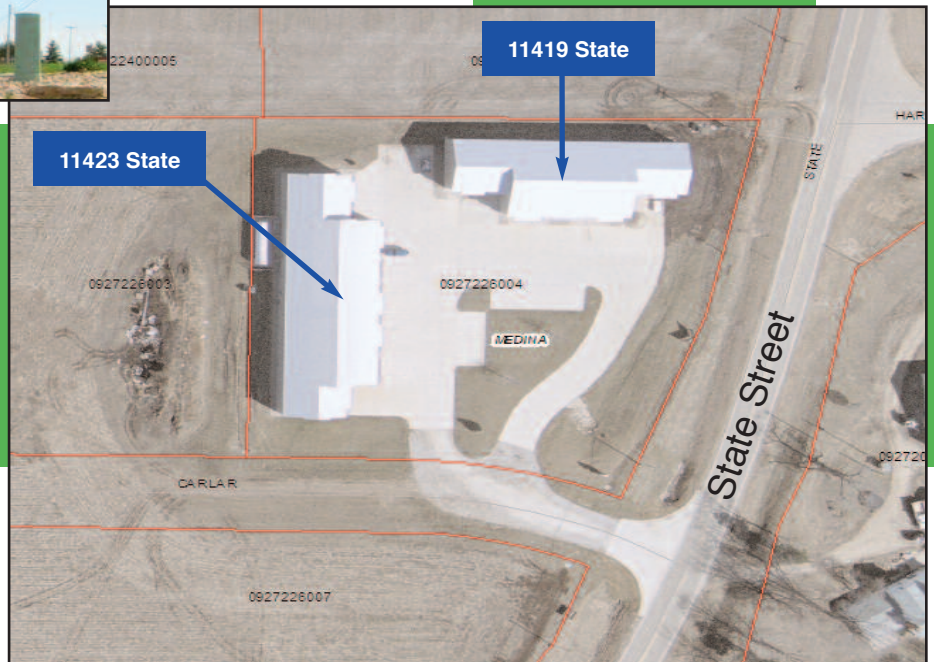
PROPERTY FEATURES

- +/-18,240 total Sq. Ft. in 2 buildings located on +/-2.02 acres
  - Building #1: +/-7,760 Sq. Ft.
  - Building #2: +/-10,480 Sq. Ft.
- 4 spaces available for Lease
  - (2) +/-1,470 Sq. Ft. - space consists of small office, shower, air conditioned warehouse
  - +/-2,400 Sq. Ft. - space consists of 1,200 Sq. Ft. of high-end office, kitchen, air conditioned warehouse
  - +/- 2,700 Sq. Ft. - space consists of 550 Sq. Ft. of high-end office and remainder warehouse
- Overhead doors
- City water
- 3 phase amp service
- Adjacent to Mossville Caterpillar
- 14' ceiling height
- Concrete parking lot
- Excellent location
- Income producing tenants

**Lease Rate: \$5.75 psf Net "As-Is"**

**Sale Price: \$915,000 (for both buildings)**

RETAIL SPACE



For further information  
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