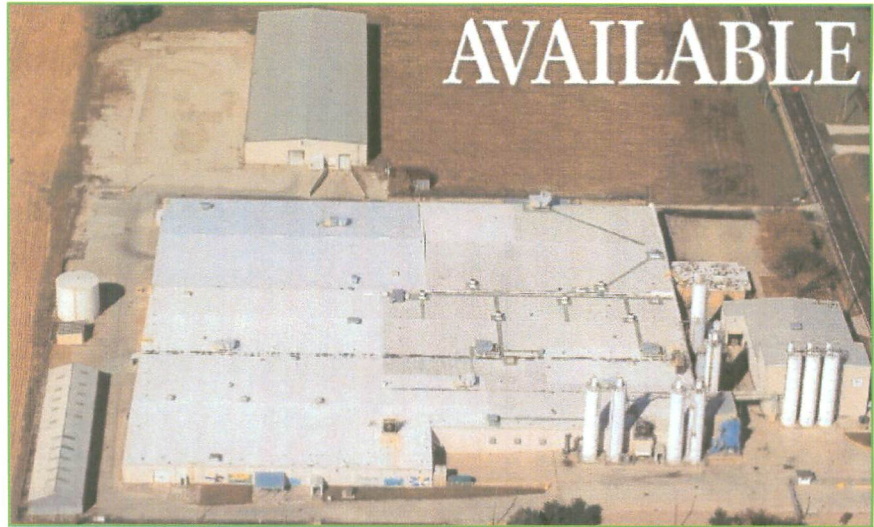


## WAREHOUSE BUILDINGS

*Former  
Alcoa  
ABP  
Plant*



### CONTACT BROKER

**Suzi Miller**

**Jason Miller**

309.676.6000 Office

309.676.1200 Fax

suzi@maloofcom.com

jason@maloofcom.com

[www.maloofcommercial.com](http://www.maloofcommercial.com)

Malooof Commercial

Real Estate Co.

411 Hamilton Boulevard

Suite 2000

Peoria, Illinois 61602

### PROPERTY FEATURES

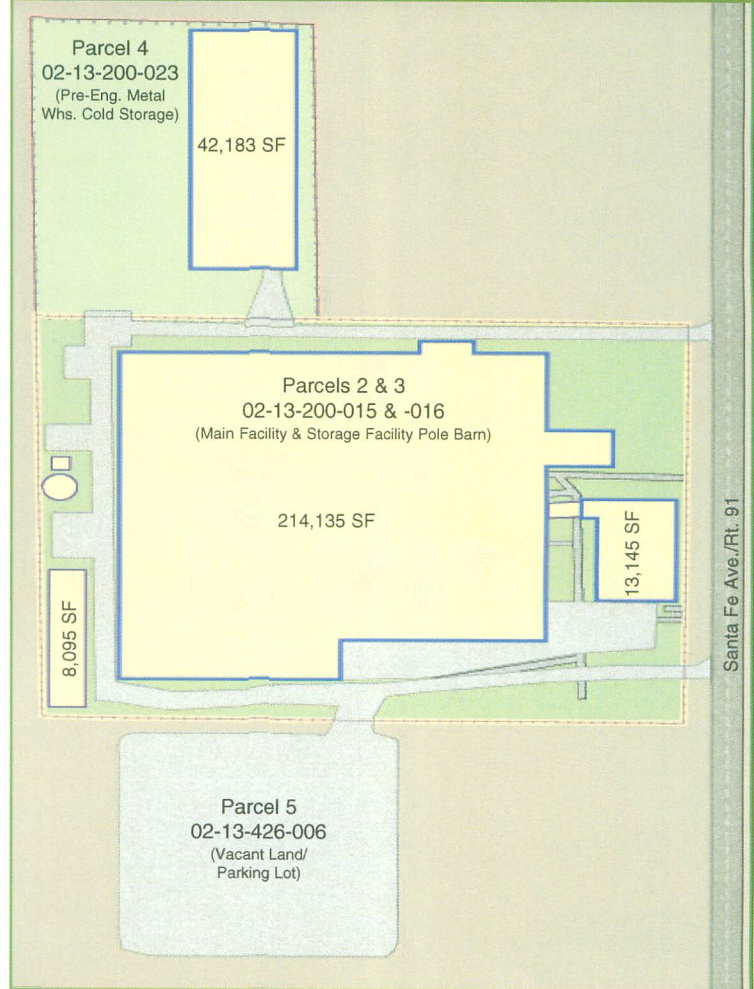
Building Size:	277,558 SF. Total 227,280 SF. Main Facility with 3,162 SF. Office 42,183 SF. Pre-Eng. Metal Whs. Cold Storage 8,095 SF. Storage Facility Pole Barn
Land Size:	15.125 Acres
Sale Price:	\$750,000 Total Facilities As-Is Will Sell Separately Parcels 2, 3 & 5 \$500,000 (Main Facility; Storage Facility; Land) Parcel 4 \$250,000 (Pre-Eng. Metal Whs. Cold Storage)
Lease Price:	\$1.00 Per SF. NNN
2008 Taxes:	\$14,656.52 (Main Facility; Storage Facility; Land) \$1,585.62 (Pre-Engineered Metal Warehouse)
Parking:	300 paved spaces
Zoning:	Industrial
Addl. Comments:	<u>Main Facilities</u> Fire suppression system: 100% wet looped 250,000 gallon tank with diesel fire pump 3 large compression systems with lines throughout building 17 Docks 12 Silos <u>Pre-Eng. Metal Whs. Cold Storage</u> has an overhead door and a dock. <u>Office</u> includes several private offices, conference room, reception area & vending style cafeteria

### AERIAL VIEW

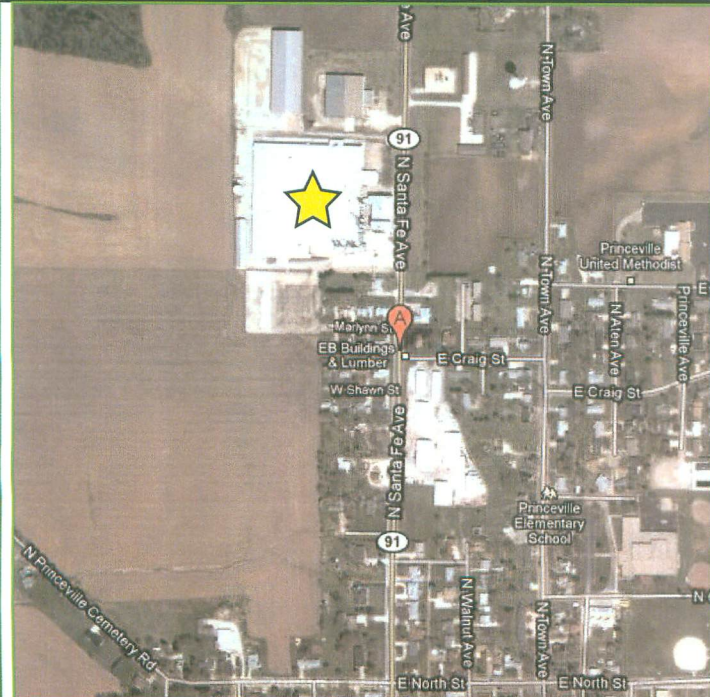


## SITE PLAN

### VIEW OF MAIN FACILITY



### VICINITY MAP



### VIEW OF OFFICE

